

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
January 25, 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 January 25, 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.](#)

**Join Zoom Meeting:** <https://us02web.zoom.us/j/83568971731?pwd=dEZrSXZnTStLdEhLZ0JtaVF1V1BpZz09>

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

- **Meeting ID:** 835 6897 1731
- **Passcode:** 932530

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-5960

**Applicant:** PIERSTORFF, CRAIG et al

**Agent:** LOCY, CRAIG CRL SURVEYING

**Location of Premises:** SOUTH OF 6546 LASLEY SHORE DR

**Tax Parcel No.:** 030-007905, 030-007935(p)

**Legal Description:** Being part of the Fractional SE 1/4 of Section 9, and part of Lot 1 of CSM-1306 also located in the Fractional SE 1/4 of Section 9, all in Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Map Amendment from R-1 (Rural Residential District) to R-2 (Suburban Residential District) for the separation of multiple existing parcels.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland

**Current Zoning:** R-1 Rural Residential

**Proposed Zoning:** R-2 Suburban Low Density Residential

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

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

**Describe present use(s):** Present use is being used as extra room/storage and outdoor storage.

**Describe proposed use(s):** Garage and split lot to build a garage on each of the lots. This will be indoor storage for properties across the street that have limited space.

**Describe the essential services for present and future use(s):** It has sewer, water, and streets, so we don't need anything new.

**Describe why the proposed use would be the highest and best use for the property:** Storage building would be a good use for a property, this size also matches the use of neighboring properties.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Matches the use of neighboring properties. There are multiple storage buildings down the same street.

**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 #21-ZC-5960**

Date of Hearing:

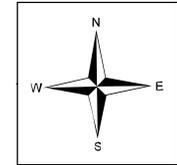
December 22, 2021

Owner(s):

PIERSTORFF, CRAIG /  
PIERSTORFF, JENNIFER /  
BLEECKER, LEE M

Subject Parcel(s):

030007905 & 030007935(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

Lake  
Winneconne



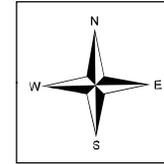
○ = SITE

**Application #21-ZC-5960**

Date of Hearing:  
December 22, 2021

Owner(s):  
PIERSTORFF, CRAIG /  
PIERSTORFF, JENNIFER /  
BLEECKER, LEE M

Subject Parcel(s):  
030007905 & 030007935(P)

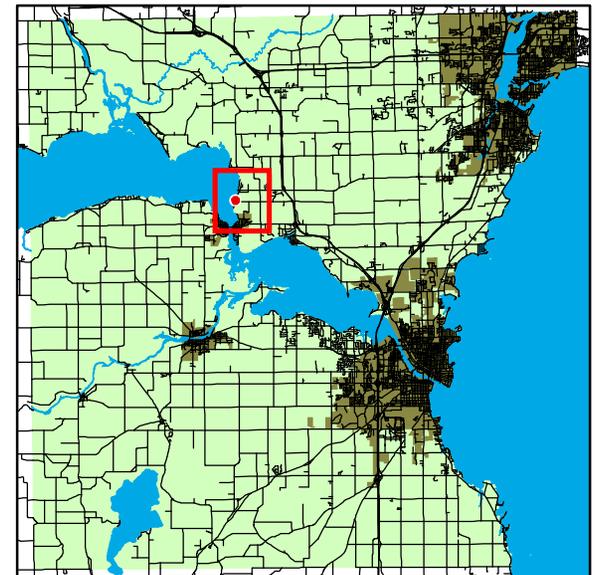


Winnebago County  
WINGS Project



1 inch : 2,000 feet

● = SITE



**WINNEBAGO COUNTY**

# Winnebago County Planning and Zoning Department

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PLANNING AND ZONING COMMITTEE  
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## **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2021-ZC-5970

**Applicant:** ZINGSHEIM, JENNIFER, ET AL

**Agent:** NONE

**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-1 (Rural Residential District)\* for the creation of a new parcel.

\*amended to correct change to zoning district

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**

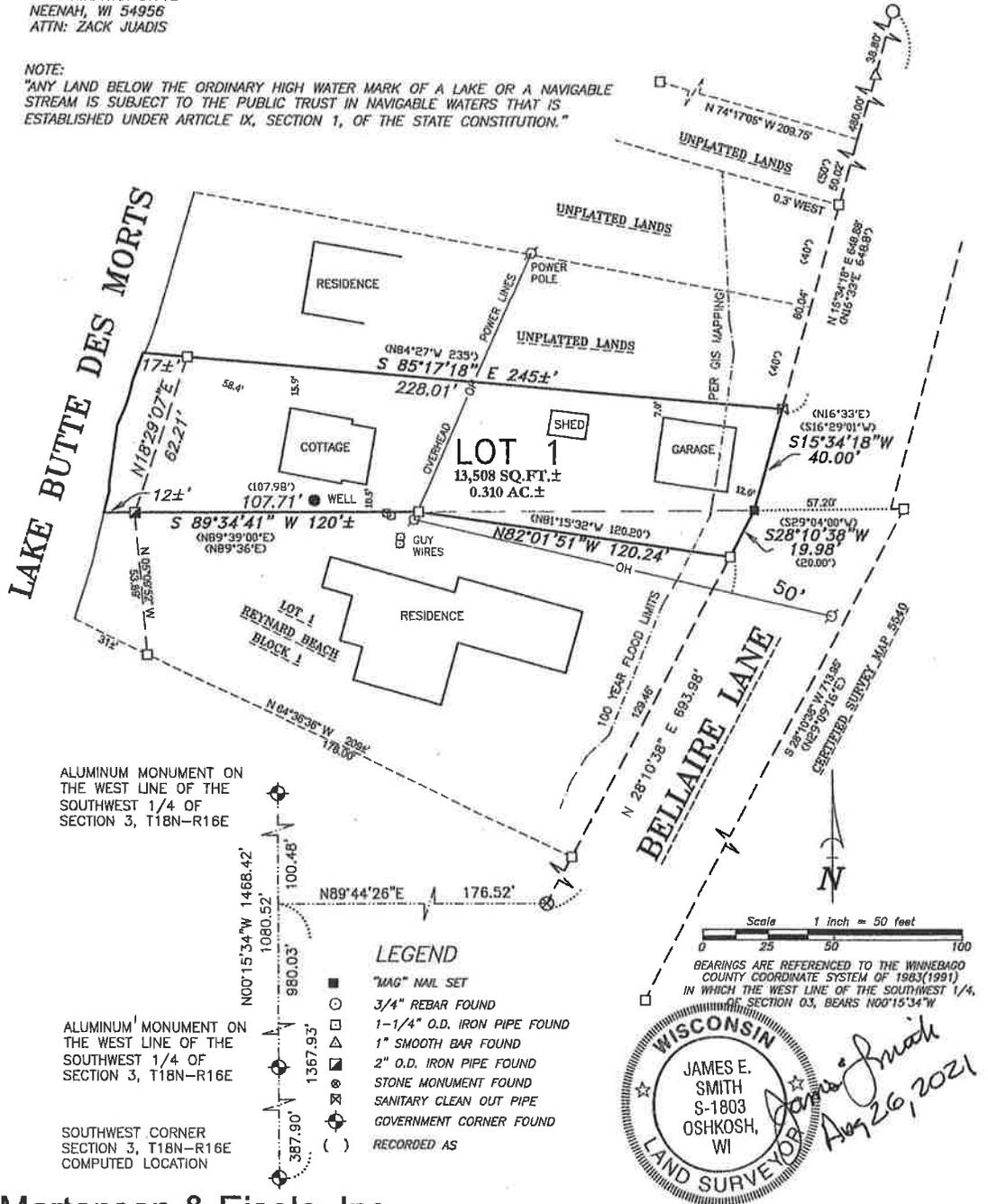
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making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



**Martenson & Eisele, Inc.**  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

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

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

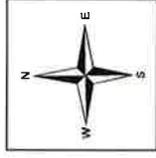


**Application #21-ZC-5970**

Date of Hearing:  
December 22, 2021

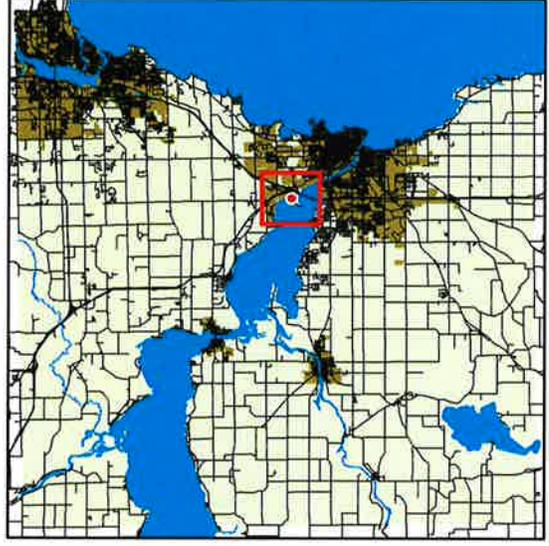
Owner(s):  
ZINGSHEIM, JENNIFER N /  
ZEMBROWSKI, LORIA

Subject Parcel(s):  
018009916 & 018219001



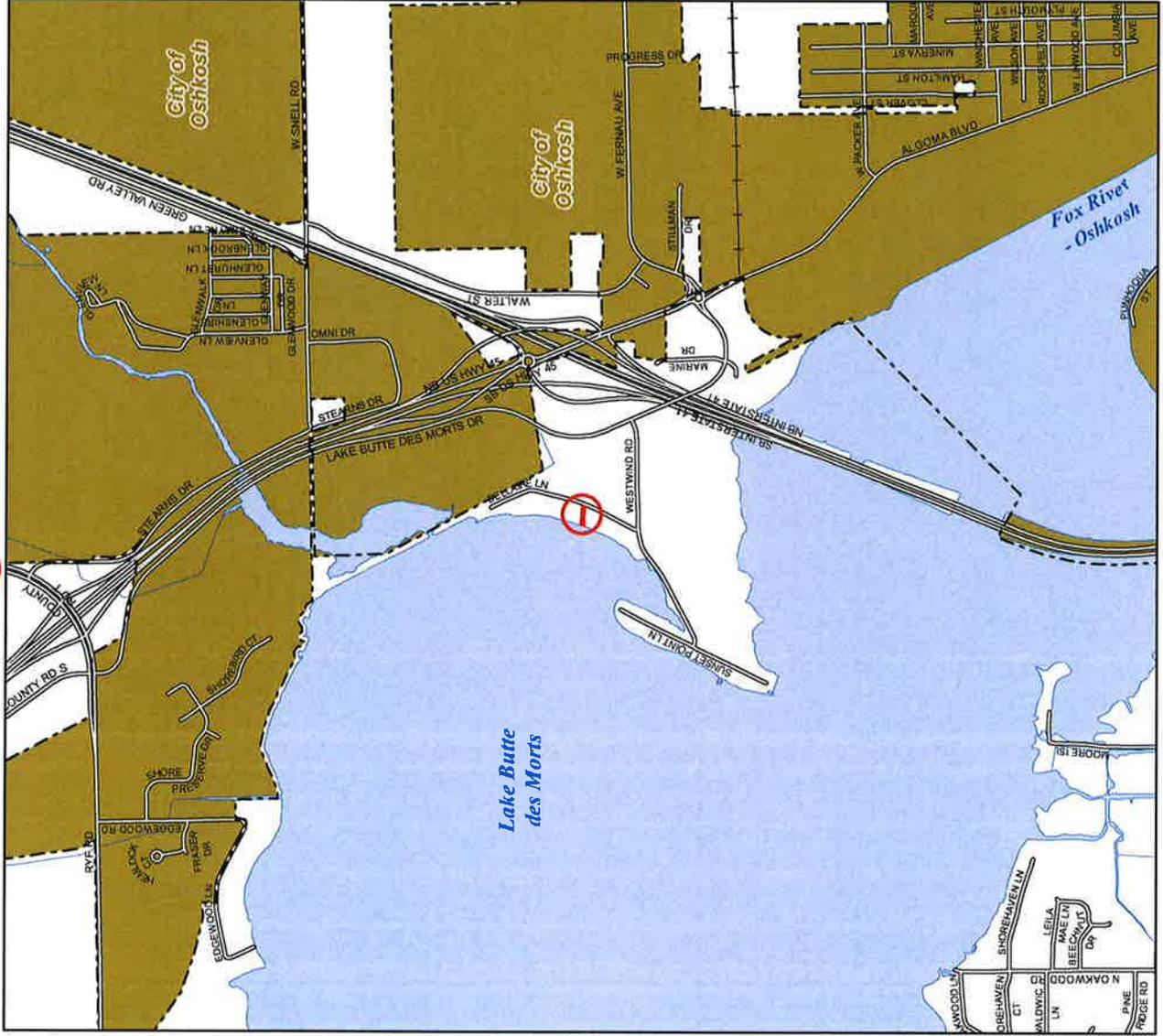
Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY

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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~~ EAST 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**

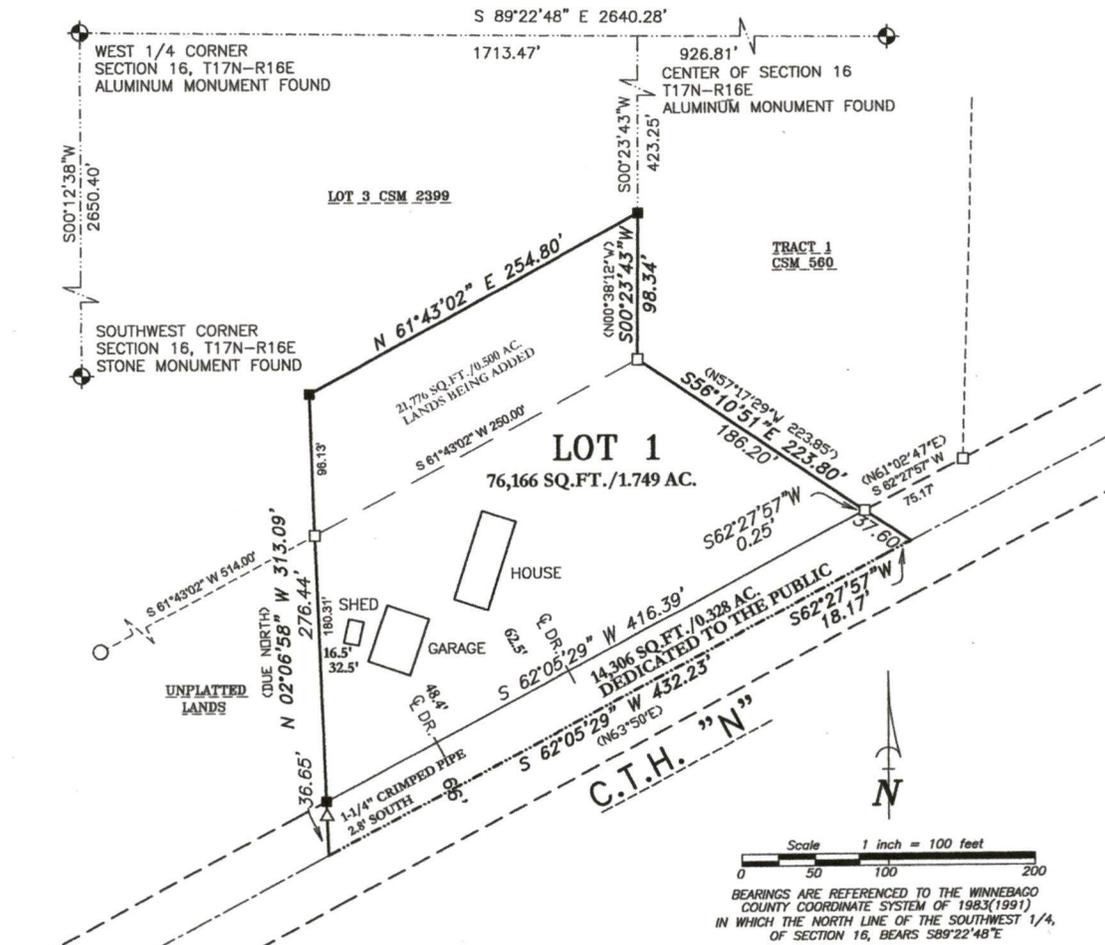
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- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the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

*James Smith*  
*10/17/2021*

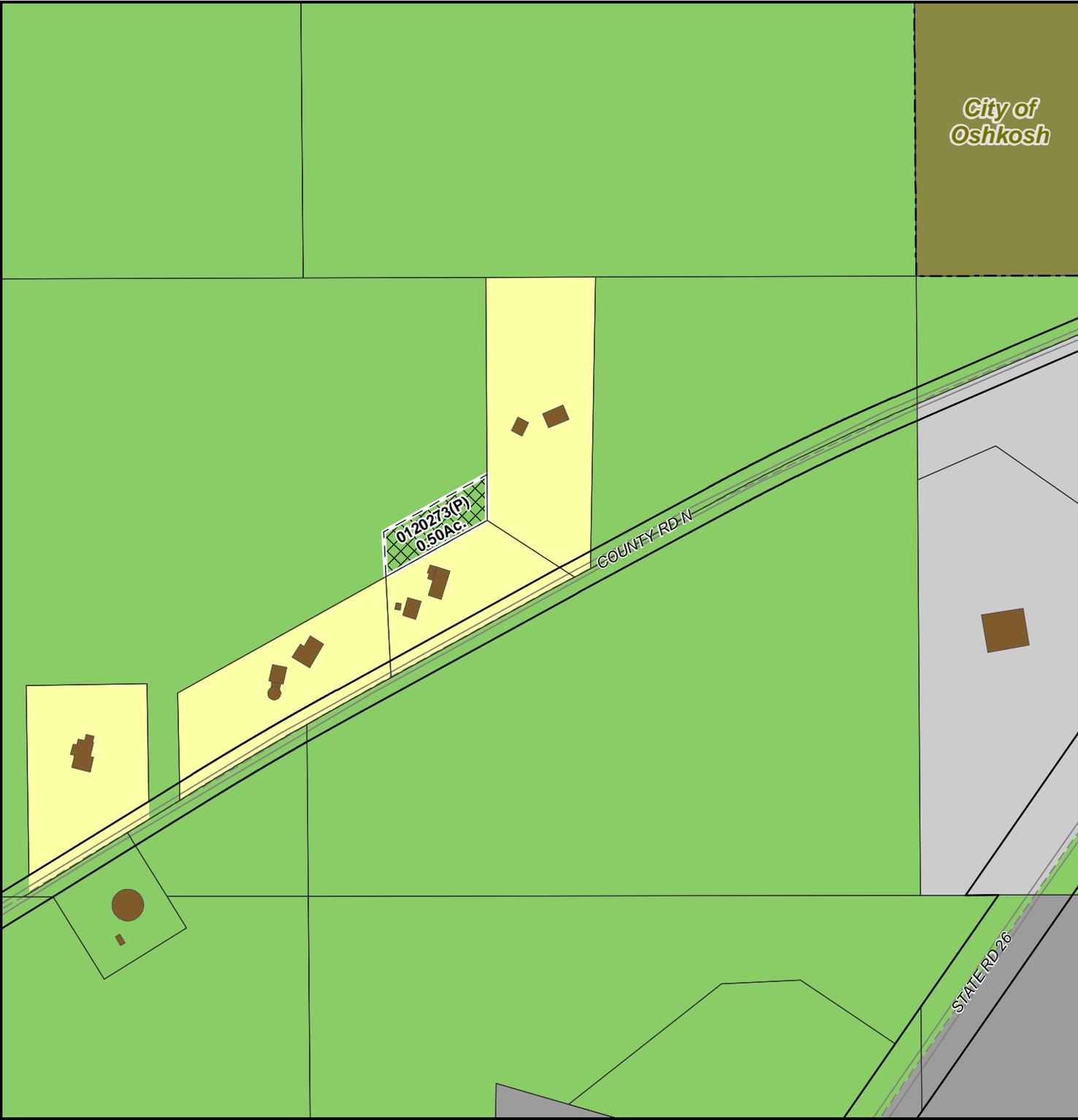
WISCONSIN  
JAMES E. SMITH  
S-1803  
OSHKOSH, WI  
LAND SURVEYOR

**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	<b>PDD</b>	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*

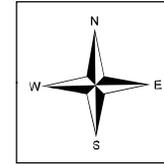
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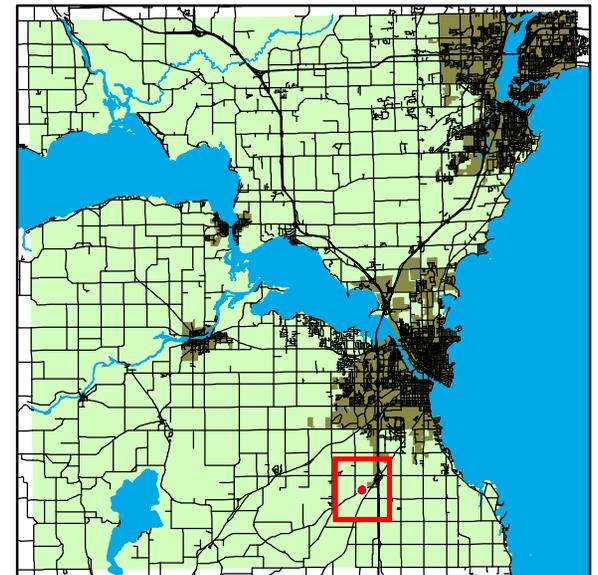
Owner(s):  
SCHARPF, MIKE A /  
SCHARPF, SARA M

Subject Parcel(s):  
0120273(P)

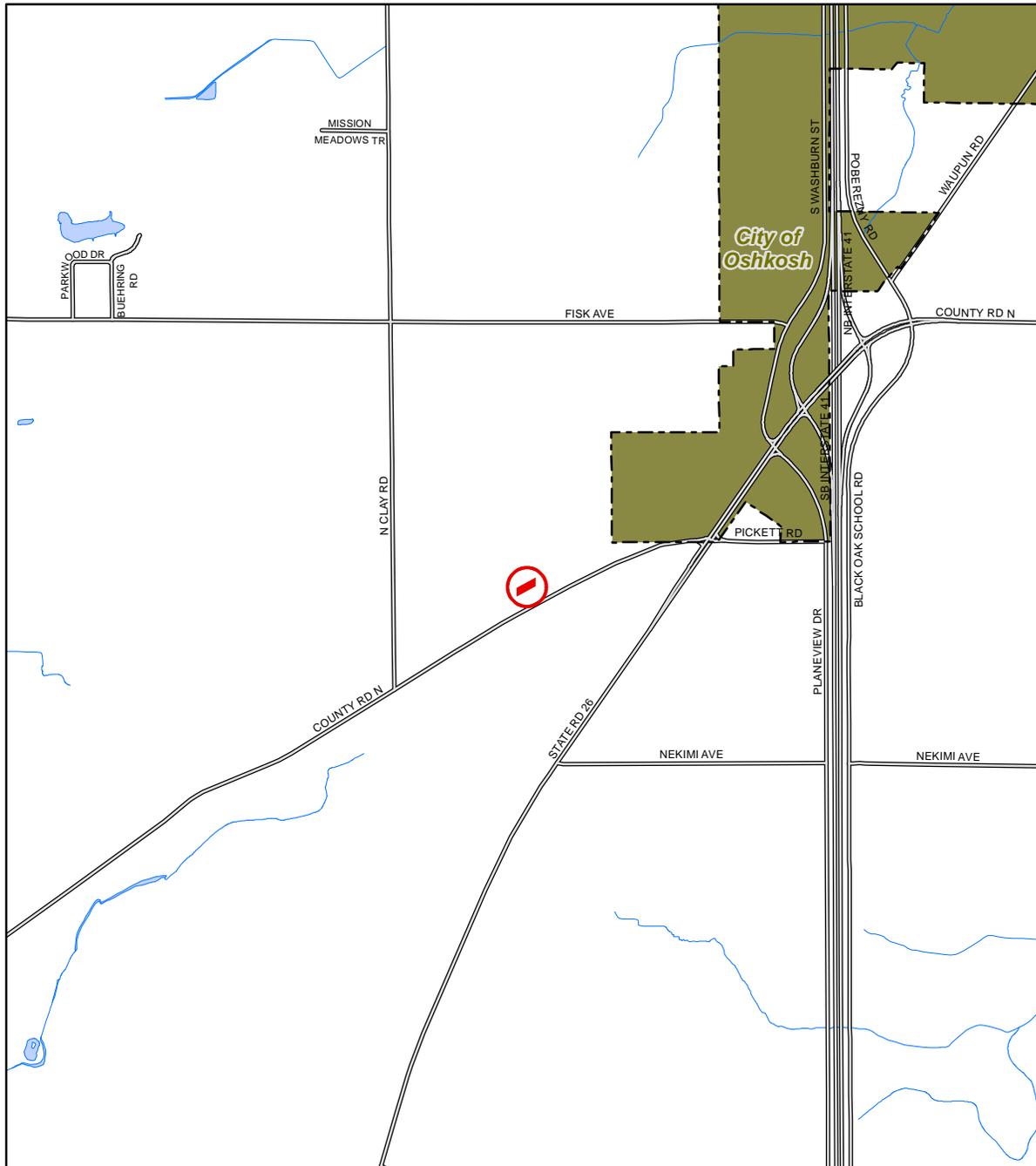


Winnebago County  
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