

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE February 23, 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 February 23, 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.:** 2021-ZC-5950

**Applicant:** TEAM SNW LLC

**Agent:** TACKIS, JOHN E - TEAM SNW LLC

**Location of Premises:** 5309 LAKE RD

**Tax Parcel No.:** 004-0257(p), 004-0258, 004-025803, 004--025802

**Legal Description:** Being all of Lots 2 and 3 of CSM-5406 and all of Lots 1 and 2 of CSM-5981, located in Government Lot 3, and also a part of unplatted Government Lots 2 and 3, all in Section 16, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting Zoning Map Amendments from R-1 (Rural Residential District), B-2 (Community Business District) and B-3 (General Business District) to A-2 (General Agricultural District) and B-3 (General Business District) for multiple existing parcels.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain, wetlands

**Current Zoning:** B-2 Community Business; B-3 Regional Business; R-1 Rural Residential

**Proposed Zoning:** A-2 General Agriculture; B-3 Regional Business

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

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

**Describe present use(s):** The property, made up of multiple parcels and multiple zonings, is presently being used for Kalbus Country Harbor (RV-park & Campground) NAISC = 721211, two single-family homes, one cottage, a portable office, a maintenance building are, open field w/ woodland/wetlands.

**Describe proposed use(s):** Rezone property from non-conforming to conforming zoning w/ revised lot lines. See attachment 2 - Proposed Lot Exhibit for Rezoning (Map).

1. Rezone East of Lake Rd. from B2 (non-conforming) to B3 (conforming), 2. Redraw lot line for small house (5305 Lake Rd.) and maintain R1 zoning. 3. Redraw lot line for large house (5309 Lake Rd.) to conforming and maintain A2 zoning. 4. Remaining parcels maintain A2 zoning.

**Describe the essential services for present and future use(s):** Presently, essential services, including gas, electricity, sewer, water, roads, accessways, & digital data all exist & are adequate. Future demands will include the need to expand these services.

**Describe why the proposed use would be the highest and best use for the property:** The existing RV-park and Campground is a treasure for the Black Wolf Township Community. The park has been in existence for over 50 years with few changes to its infrastructure. However, current zoning for the campground's 10 acres on the Eastside of Lake Rd. remains non-conforming to current Winnebago County Zoning Ordinances. Additionally, the main house and the small house parcels and lot lines do not conform to Winnebago County Zoning Ordinances. The proposed changes will bring the entire property into conformance.

**Describe the proposed use(s) compatibility with surrounding land use(s):** The proposed use for the entire property is completely compatible with the current land and surrounding lands. Kalbus Country Harbor is a treasure for the Black Wolf Community; it draws in hundreds of visitors, fisherpersons, and hunters, with very little, if any, disruption to the local residents. It provides local residents with a safe pedestrian and pet walking area. It also will no longer be used for agriculture & prevent contaminated storm/runoff into the lake.

**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.

## ATTACHMENT 1

A single  
parcel  
A1  
A2

A2	
New Parcel #: TBD	

B3  
New Parcel #: TBD

A2

New Parcel #: TBD

A2

New Parcel #: TBD

A2  
New Parcel #: TBD

004025805

004036915

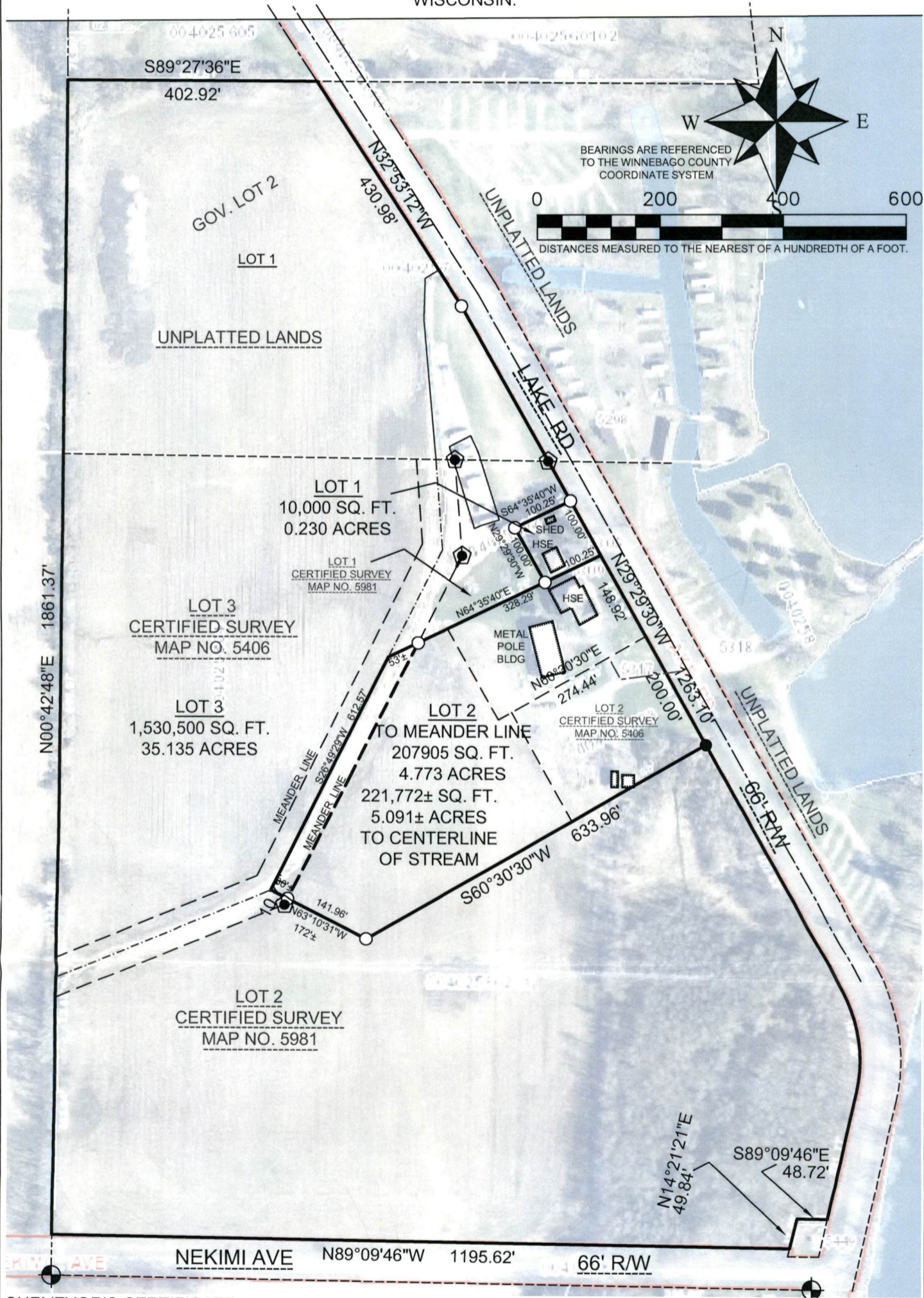
004036901

5449

5509

PROPOSED LOT EXHIBIT FOR REZONING

ALL OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO 5981 AND LANDS IN PART OF GOVERNMENT LOT 2 OF SECTION 16 TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE:

I, CHRISTIAN A. HAUSFELD, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MAP SHOWN IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

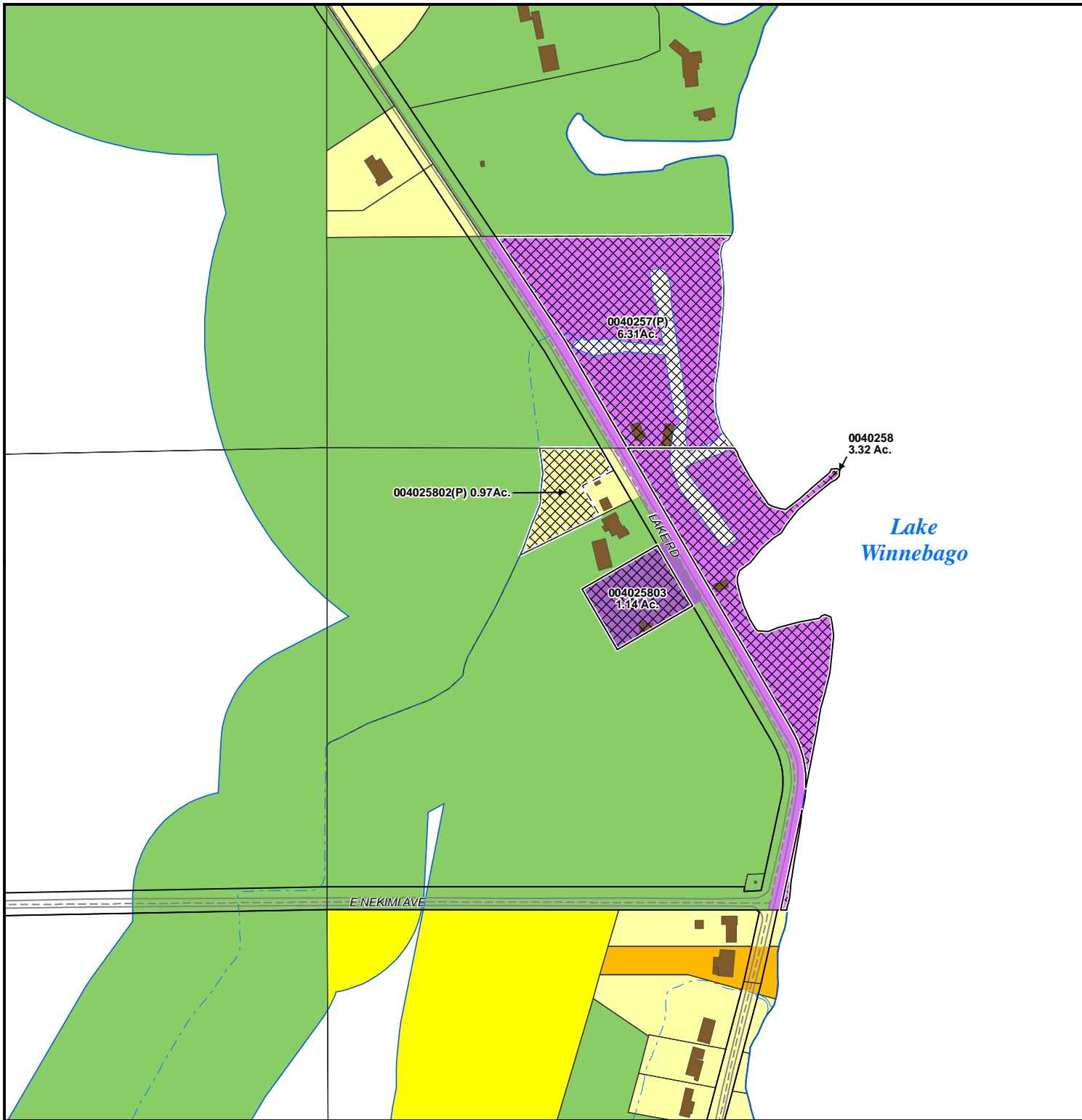
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

WISCONSIN PROFESSIONAL LAND SURVEYOR S-2492  
CHRISTIAN A. HAUSFELD



PRECISION LAND SURVEYING, LLC  
463 N WASHBURN ST. OSHKOSH, WI 54904  
(920) 205-4895

DRAWN BY CAH	DATE 10/15/2021	SURVEY FOR TEAM SNW LLC
APPROVED CAH	DATE 10/15/2021	7098 S. US HWY 45 OSHKOSH, WI 54902
SCALE 1" = 200'	SHEET 1 OF 1	PROJECT NO. 9623

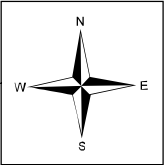


**Application #21-ZC-5950**

Date of Hearing:  
 February 23, 2022

Owner(s):  
 TEAM SNW LLC

Subject Parcel(s):  
 0040257(P) / 0040258 /  
 004025802(P) / 004025803



Winnebago County  
 WINGS Project

**Scale**  
 1 inch : 400 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-5950**

Date of Hearing:

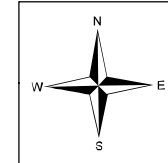
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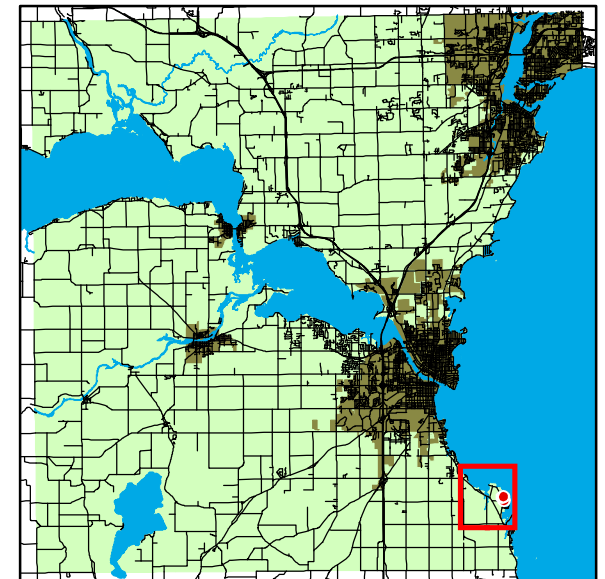
Subject Parcel(s):

0040257(P) / 0040258 / 004025802(P) /  
004025803



Winnebago County  
WINGS Project

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet