

## Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
October 20, 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 October 20, 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/84163647951?pwd=S1ZPaXI2UVpXTTFRbnBLdrcVFDZz09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 841 6364 7951
- **Passcode:** 781434

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-5930

Applicant: THONEY, APRIL A

Agent: TUINSTRA, JOSH

Location of Premises: 6059 E SCOTT ST

Tax Parcel No.: 016-041601

Legal Description: Being part of the NW 1/4 of the SW 1/4, Section 15, 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) & R-1 (Rural Residential) to A-2 for an existing parcel.

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Wetlands

**Current Zoning:** A-2 General Agriculture; R-1 Rural Residential

**Proposed Zoning:** A-2 General Agriculture

**Surrounding Zoning:** North: A-2; South: A-2; East: A-2; West: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Property is used as a hobby farm. All outbuildings and open land is used for farm related activities.

**Describe proposed use(s):** Property will continue to be used for farm. The zoning of R-1 needs to be changed to A-2 for the purpose of expanding outbuildings.

**Describe the essential services for present and future use(s):** We have a drilled well and a conventional septic, both for the house, on the property. We are not planning on adding any others.

**Describe why the proposed use would be the highest and best use for the property:** We do not have a garage, we only have a barn. The barn is used for 100% farm activities. It would be nice to have a building we can use for storage.

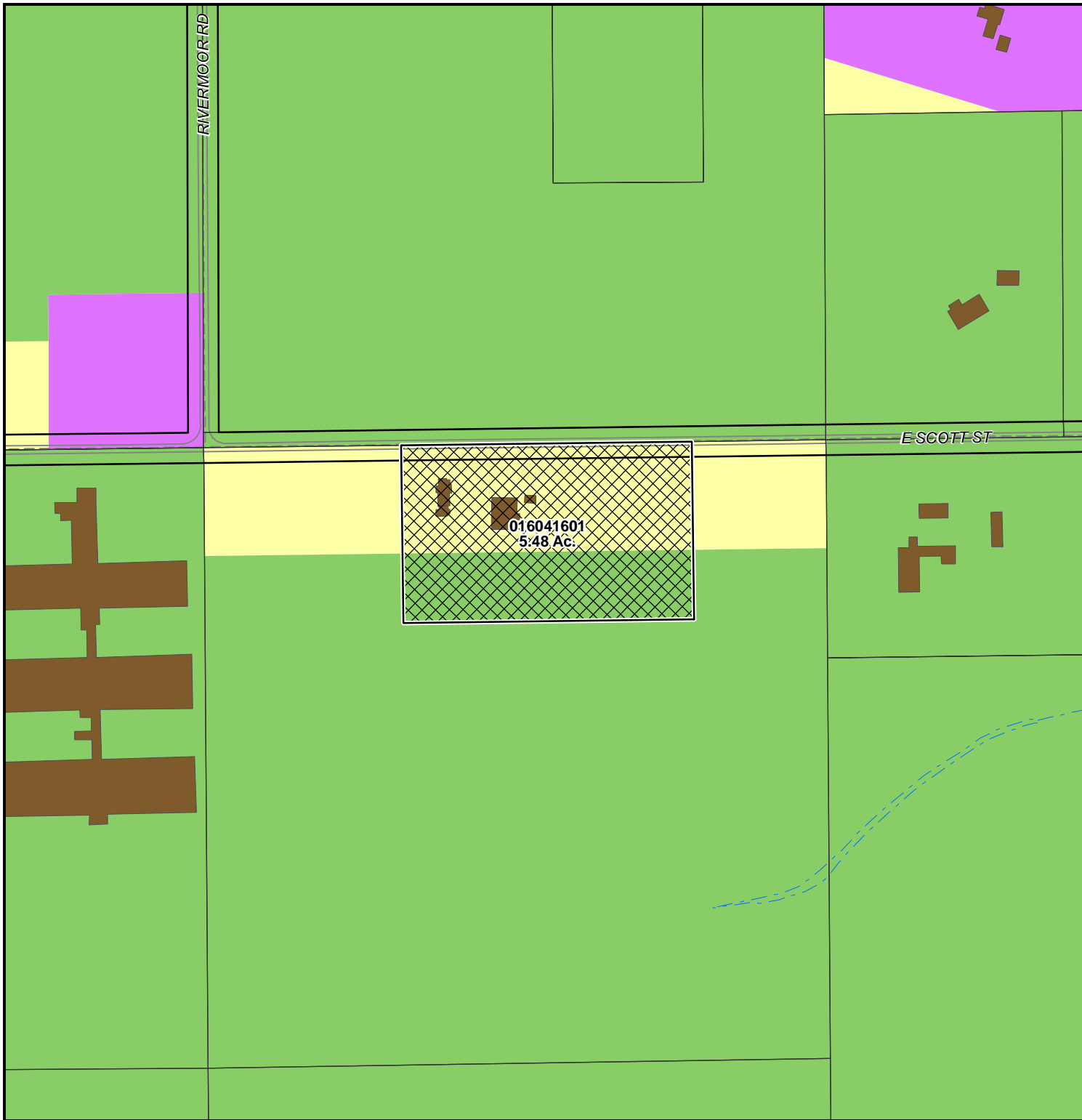
**Describe the proposed use(s) compatibility with surrounding land use(s):** Most of the surrounding properties are A-2, including some that are not engaged in agricultural activities.

SECTION REFERENCE AND BASIS OF DECISION

**23.7-5(b) 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.

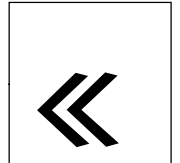


**Application #21-ZC-5930**

Date of Hearing:  
**October 20, 2021**

Owner(s):  
**THONEY, APRIL A**

Subject Parcel(s):  
**016041601**



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**

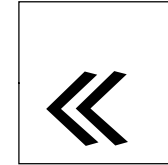
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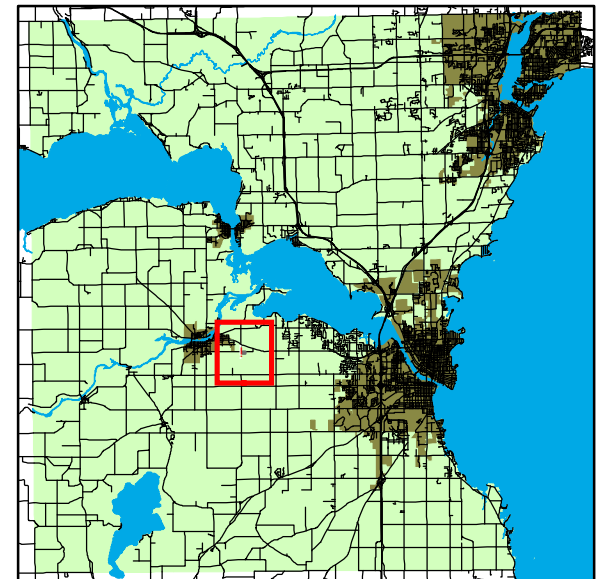
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WINGS Project*

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**WINNEBAGO COUNTY**



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
October 20, 2021

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. 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.

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**INFORMATION ON CONDITIONAL USE REQUEST**

**Application No.:** 2021-CU-5920

**Property Owner(s):** HEEG, DYLAN D; HEEG, TIFFANY

**Agent:** None

**Tax Parcel No.:** 020-011502

**Location of Premises:** 8982 COUNTY RD B

**Legal Description:** Being part of the NE 1/4 of the SE 1/4 and part of Government Lots 3 and 4, Section 17, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

**Code Reference:** 23.8-Exhibit 8-1 (23.8-482)

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit for the construction of a pond within a Shoreland area.

## INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** SHORELAND, FLOODPLAIN, WETLANDS

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

**Code Reference:** 23.8-Exhibit 8-1 (23.8-482)

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit for the construction of a pond within a Shoreland area.

**Surrounding Zoning:** North: N/A South: A-2 East: R-1 West: R-1

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** Pond was dug upon construction to use fill for around the house. I assumed they pulled the appropriate permits, but apparently not as I learned of this violation after the fact. So, while I was not aware of this at the time (not sure why builder didn't know this but that's another story) this is my property & my responsibility so I will do what I have to do to make this right. Thank you!

**Describe how the proposed use will not have any adverse effects on surrounding property:** It really has no adverse effects that I can think of. It's inside our large property with roughly 100' of lawn all around it in all directions. Far from the road, driveway, electrical/gas/sewer, etc. Has no impacts, good or bad.

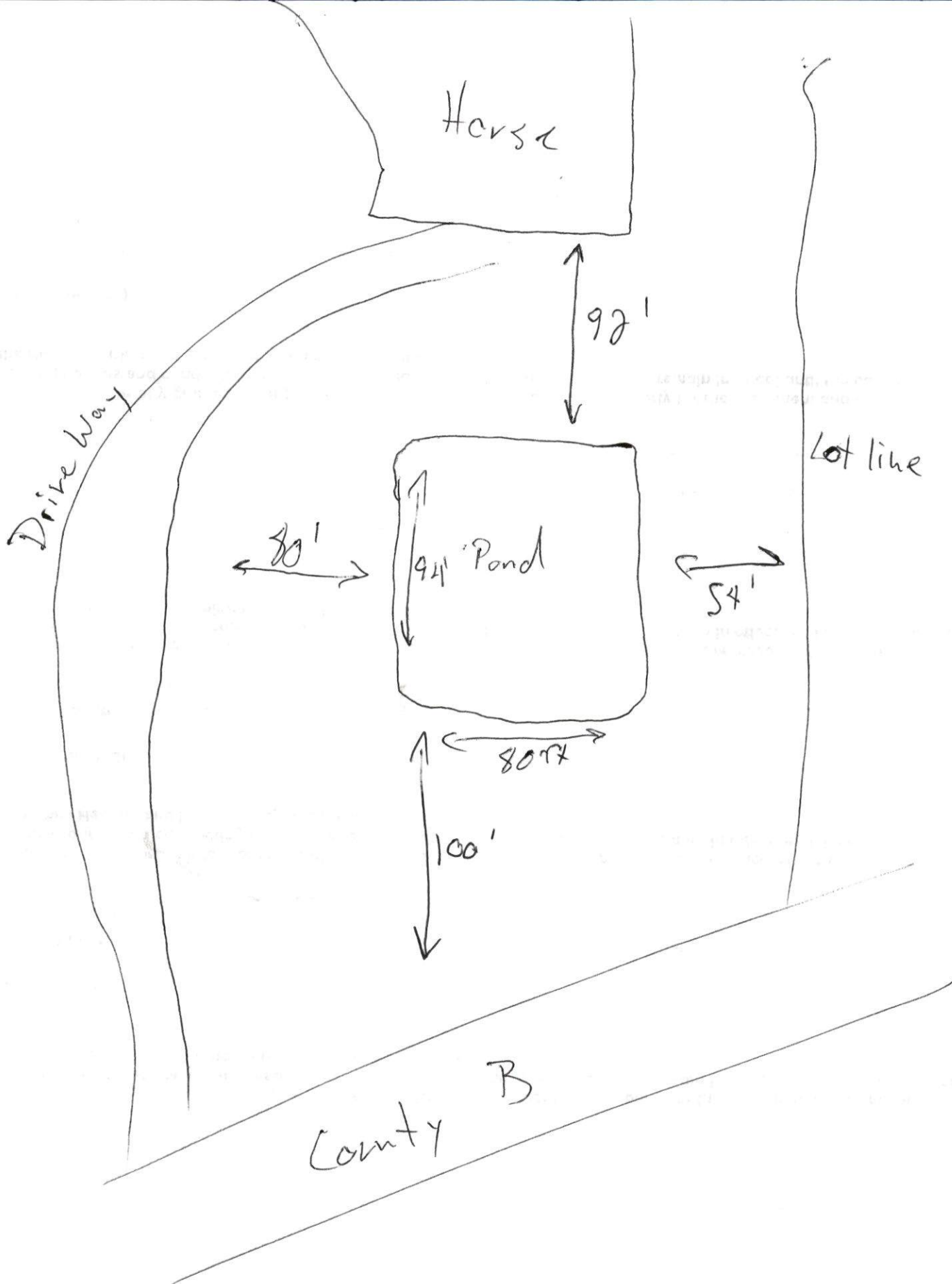
### SECTION REFERENCE AND BASIS OF DECISION

#### Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.



Horse

92'

Drive Way

80'

94' Pond

54'

Lot line

80'

100'

County B

Lake Poygan

**Application #21-CU-5920**

Date of Hearing:

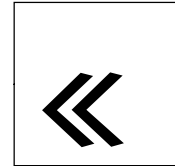
October 20, 2021

Owner(s):

HEEG, DYLAN D /  
HEEG, TIFFANY

Subject Parcel(s):

020011502



Winnebago County  
WINGS Project

**Scale**

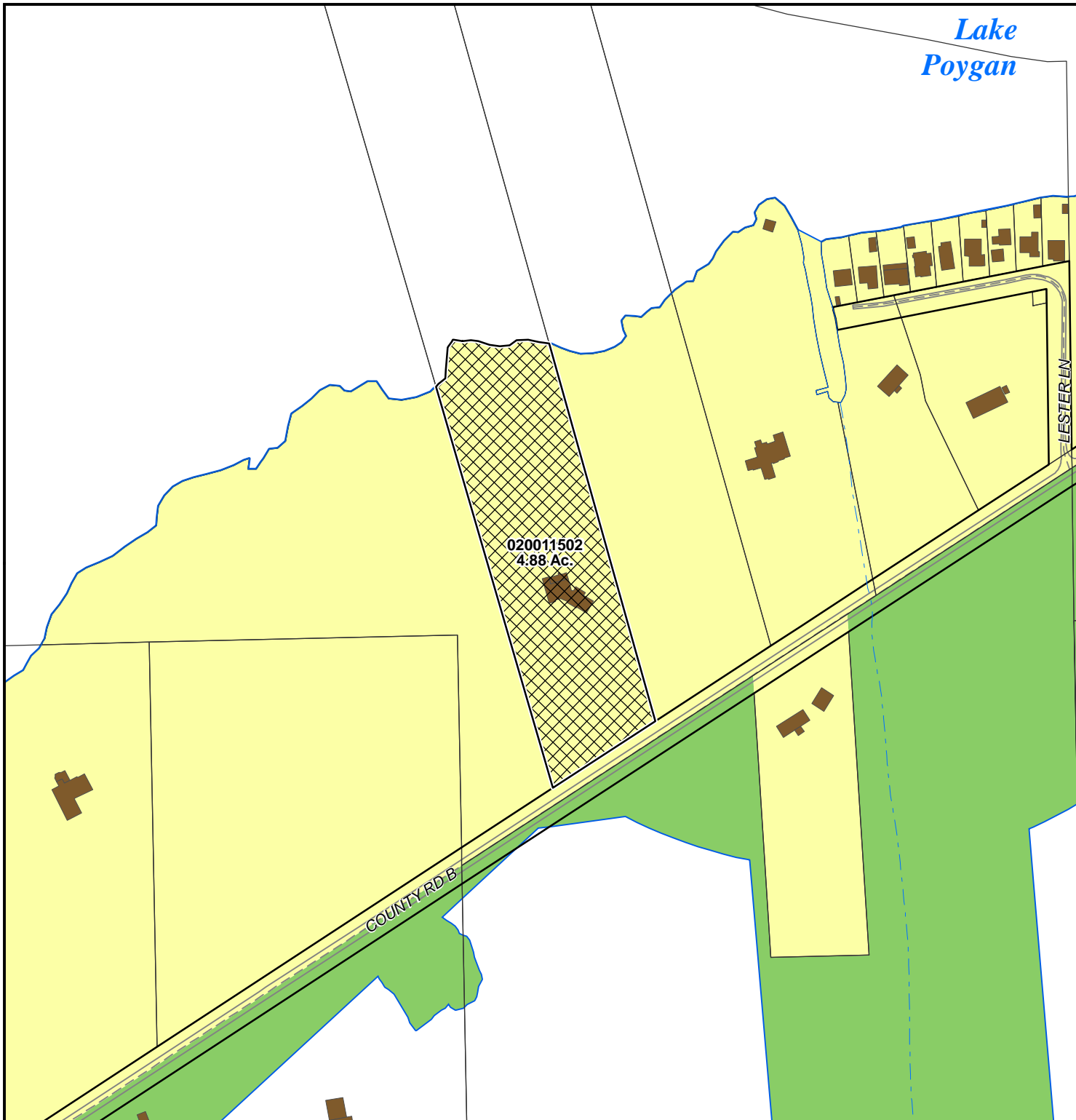
1 inch : 300 feet

**County Zoning Districts**

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R-2	A-1	B-2
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Zoning Jurisdiction

Incorporated Area





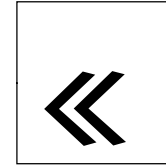
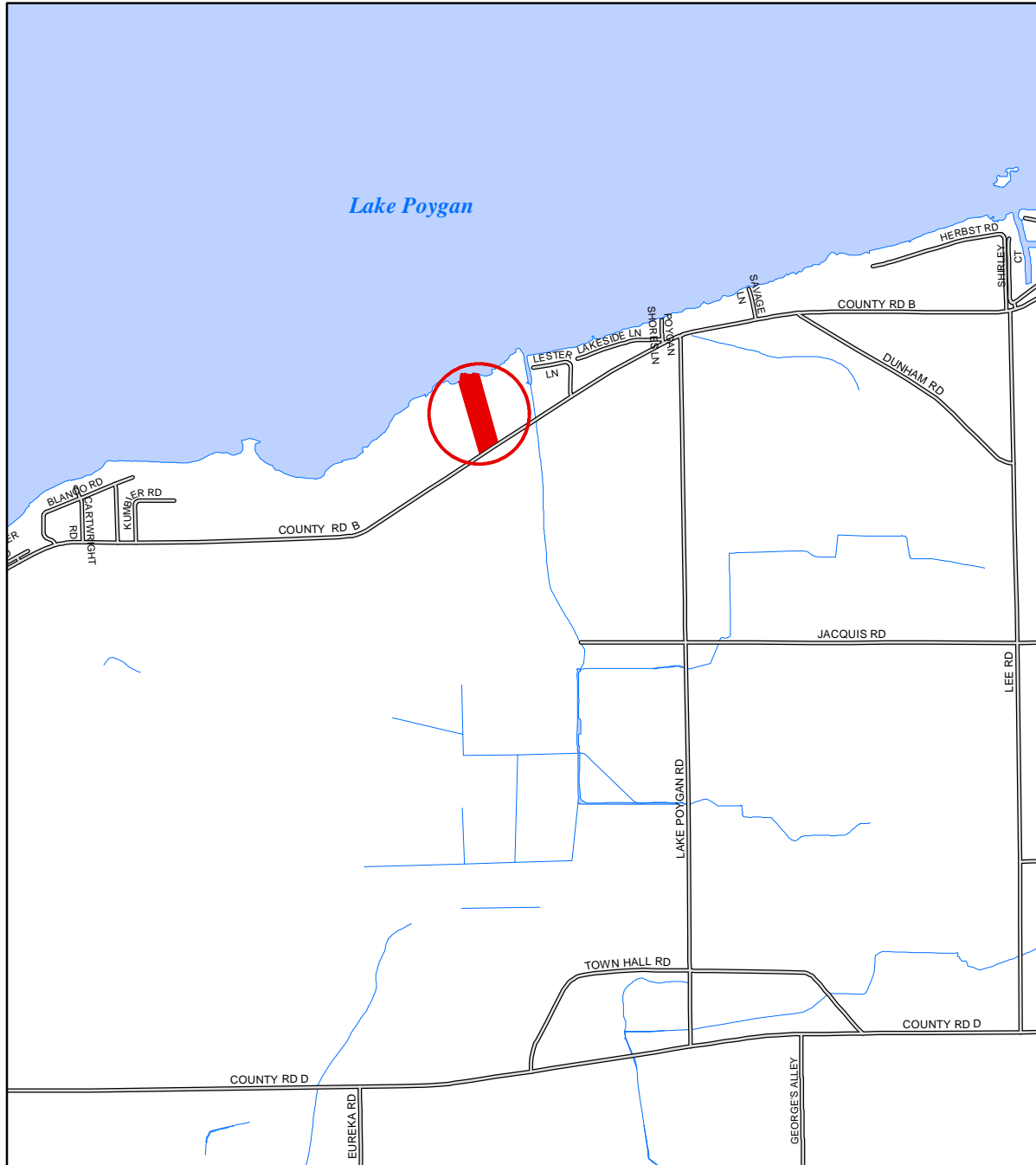
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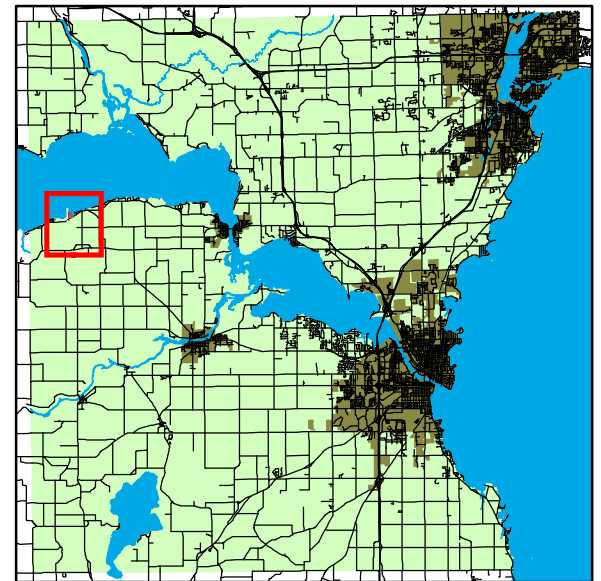
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