

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 10/24/2017

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 10/24/2017 at 6:30 p.m. in the 3rd floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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.:
2017-ZC-4290

Applicant:
LBF INVESTMENTS LLC

Agent:
None

Location of Premises:
3006 COUNTY RD F
OMRO, WI 54963

Tax Parcel No.:
016-0687

Legal Description:
Being all of the NW 1/4 of the SW 1/4, Section 29, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:
Applicant requesting zoning map amendment to A-2 (General Agriculture) to create an agricultural lot

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

A-2 General Agriculture

Surrounding Zoning:

North: A-2

South: A-2

East: A-2

West: R-1;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Single family residence & general agriculture.

Describe Proposed Use(s):

Use does not change.

Describe The Essential Services For Present And Future Uses:

Private well & septic.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Use does not change. Dual zoning.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

Use does not change. Dual zoning.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

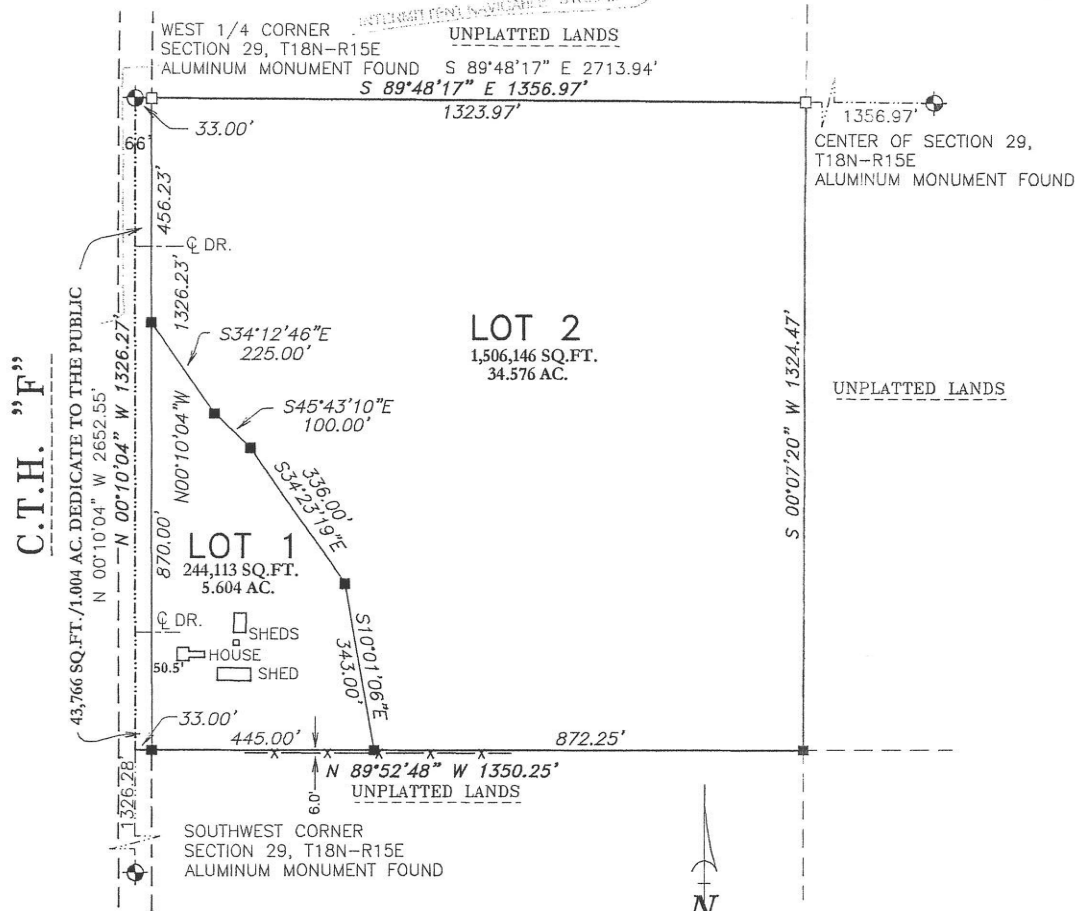
(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; 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 NORTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE
15 EAST, TOWN OF OMRO, WINNEBAGO COUNTY,
WISCONSIN.

SURVEY FOR:
LBF INVESTMENTS LLC
3577 2ND STREET ROAD
OMRO, WI 54963



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
- ⊙ GOVERNMENT CORNER FOUND
- FENCE LINE

Scale 1 inch = 300 feet
0 150 300 600
BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM OF 1983(1997)
IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4
OF SECTION 29, BEARS N00°10'04"W

Martenson & Eisele, Inc.



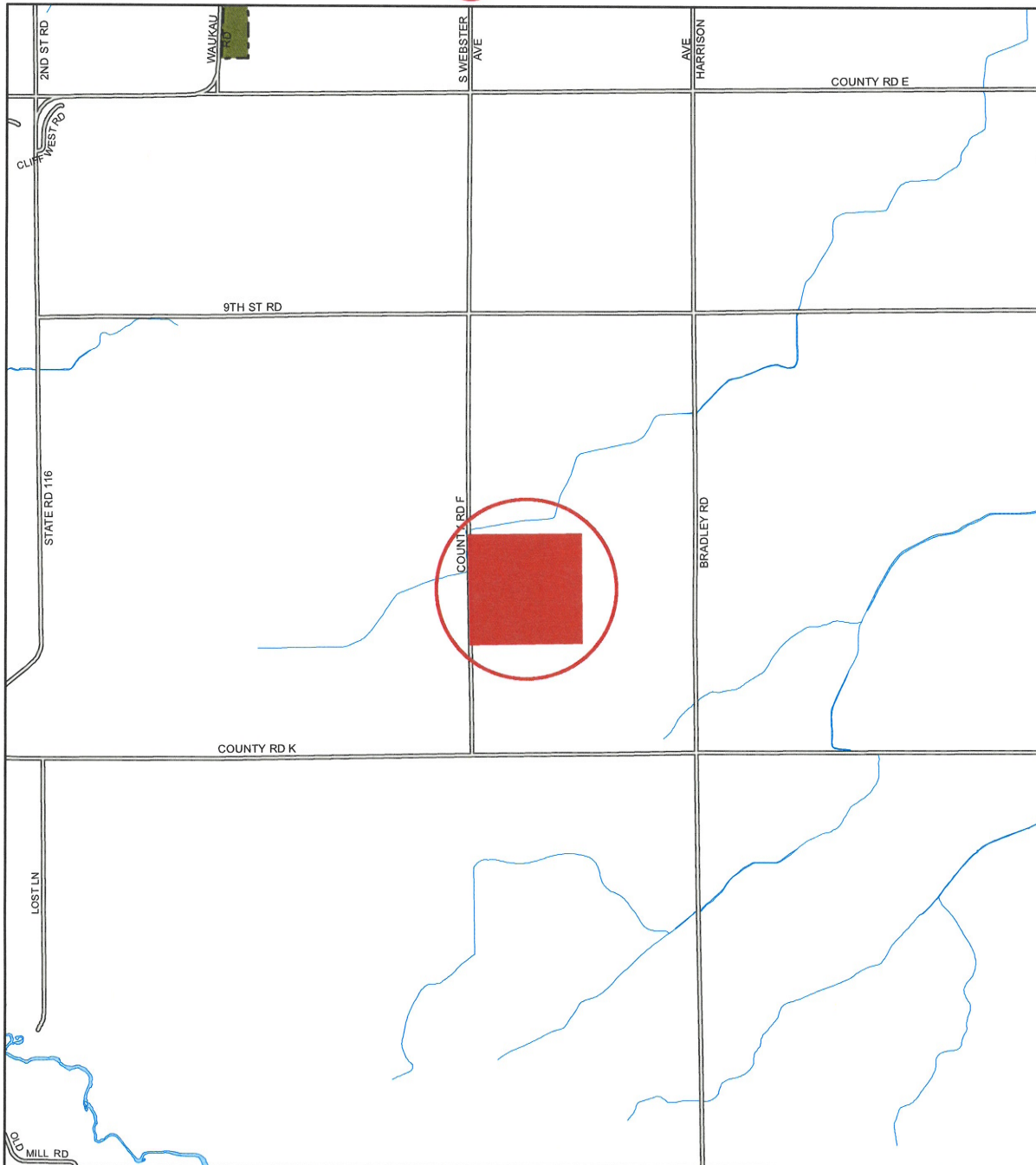
101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. C-2188-001
FILE 2188001CSM SHEET 1 OF 3
This instrument was drafted by: DSL

○ = SITE



1 inch : 2,000 feet

Application #17-ZC-4290

Date of Hearing:

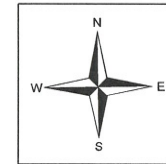
October 24, 2017

Owner(s):

LBF Investments, LLC

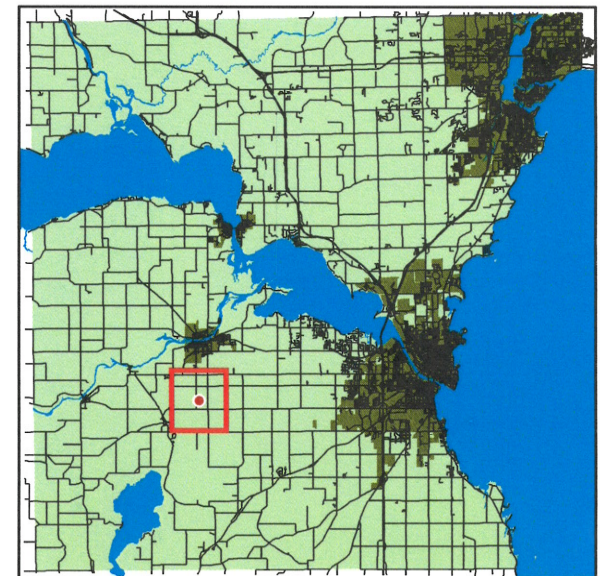
Subject Parcel(s):

0160687



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



Application #17-ZC-4290

Date of Hearing:

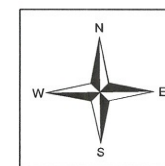
October 24, 2017

Owner(s):

LBF Investments, LLC

Subject Parcel(s):

0160687



Winnebago County
WINGS Project

Scale

1 inch : 500 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

Winnebago County Planning and Zoning Department

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All interested persons wishing to be heard at the public hearing are invited to be present. 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.:
2017-ZC-4300

Applicant:
GROUP LLC, AF

Agent:
None

Location of Premises:
NORTH AND EAST OF 1762 LEONARD POINT RD
OSHKOSH, WI 54904

Tax Parcel No.:
002-0028-19(p)

Legal Description:
Being a part of Government Lot 4, Section 8, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to R-1, R-2 and A-2 to create new lots and eliminate dual zoning

INITIAL STAFF REPORT

Sanitation:

System Required
Municipal System

Overlays:

Microwave Radio Path
Shoreland

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

R-2 Suburban Low Density Residential,
R-1 Rural Residential,
A-2 General Agriculture

Surrounding Zoning:

North: R-2;R-1

South: R-2;A-2

East: R-2;A-2

West: R-1;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant land.

Describe Proposed Use(s):

Single family residence as Lot 1 of attached CSM.

Describe The Essential Services For Present And Future Uses:

Public sewer & water.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Surrounding land use is single family residential and future land use to the east is planned to be single family residential. Subdivision.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

Surrounding parcels are single family residential. Future plans for the lands to east is single family residential.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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:

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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
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- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

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- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED
SURVEY MAP 5931, BEING PART OF FRACTIONAL
LOT 4 IN SECTION 8, TOWNSHIP 18 NORTH, RANGE
16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY,
WISCONSIN.

[illegible]

■ 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" REBAR FOUND
 ■ 2" O.D. IRON PIPE FOUND
 ⊕ GOVERNMENT CORNER FOUND
 ✕ FENCE LINE
 () RECORDED AS

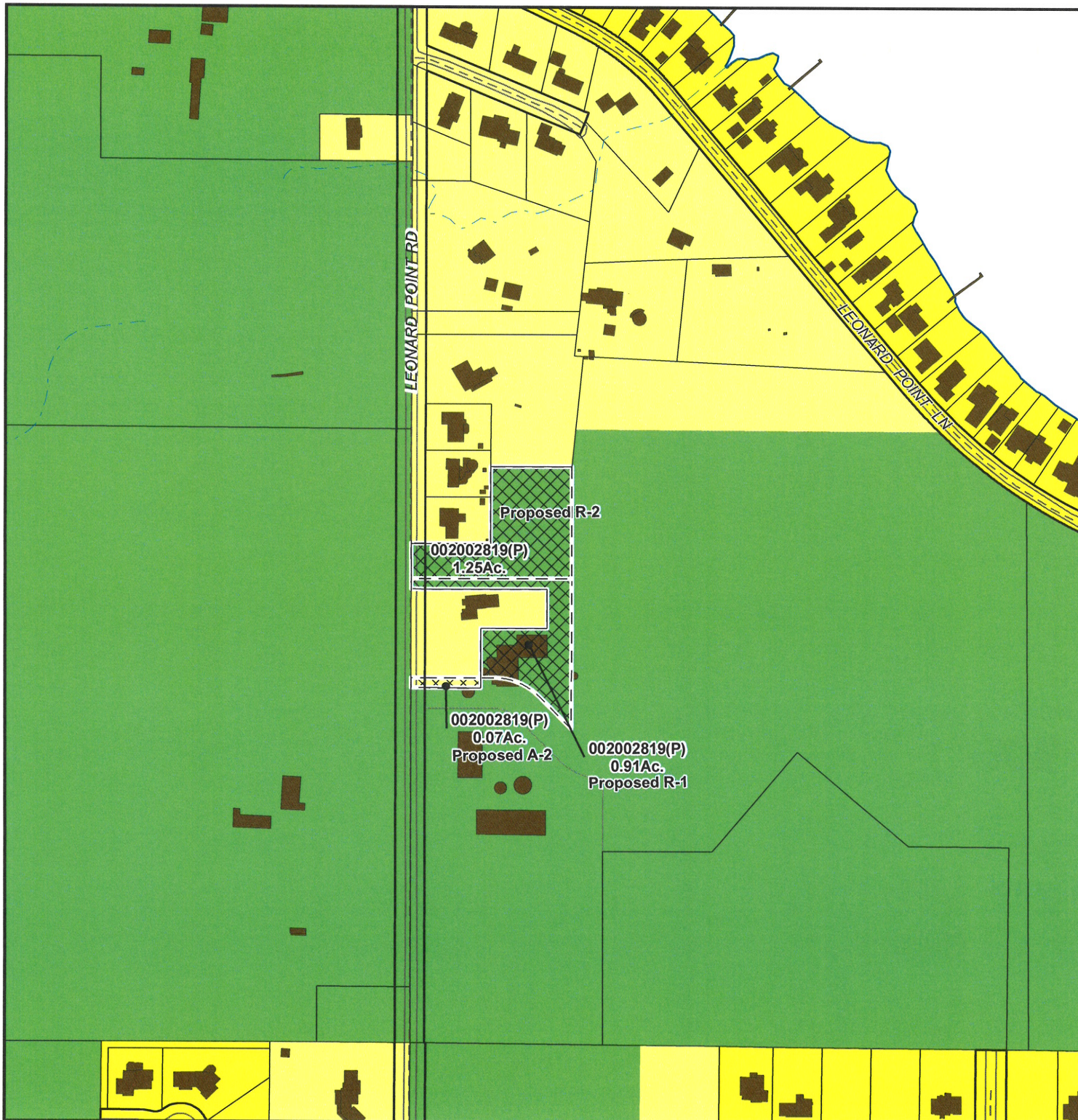
PROJECT
 FILE 176

PROJECT NO. 0-1764-003
FILE 1764003CSM SHEET 1 OF 3
This instrument was drafted by: DSL

m.e.

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

Planning
Environmental
Surveying
Engineering
Architecture



Application #17-ZC-4300

Date of Hearing:

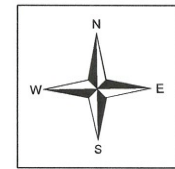
October 24, 2017

Owner(s):

AF Group, LLC

Subject Parcel(s):

002002819(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

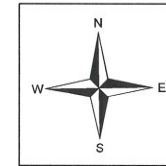
○ = SITE

Application #17-ZC-4300

Date of Hearing:
October 24, 2017

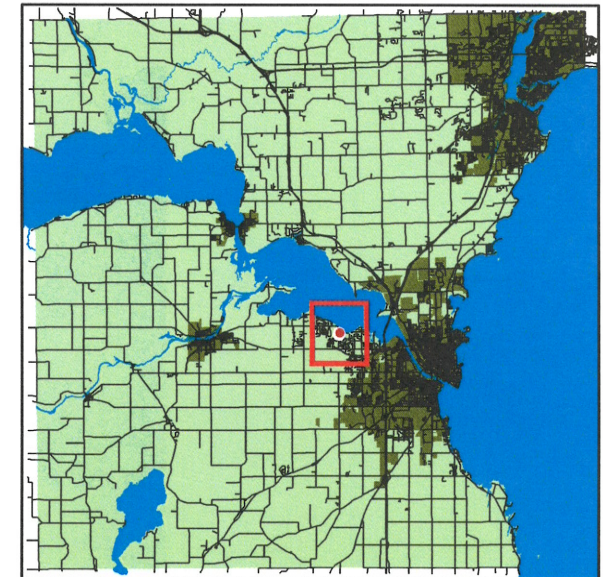
Owner(s):
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Subject Parcel(s):
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WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:
2017-ZC-4310

Applicant:
STURGIS LIV TST, HARRISON JR
STURGIS TSTE, HARRISON JR
STURGIS TSTE, LISA A

Agent:
None

Location of Premises:
North of 167 Rockwood Ln
NEENAH, WI 54956

Tax Parcel No.:
010-0199(p)

Legal Description:
Being a part of the NE 1/4 of the SE 1/4, Section 19, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to R-2 (Suburban Residential) to create a residential lot

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Wetlands

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: I-2;I-1

South: R-2;A-2

East: I-1

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant

Describe Proposed Use(s):

Revision of existing residential lot lines.

Describe The Essential Services For Present And Future Uses:

Present mound system and private well.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Revision would accommodate other proposed changes & eliminate dual zoning on proposed lot.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

No change.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
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CERTIFIED SURVEY MAP NO. 5703

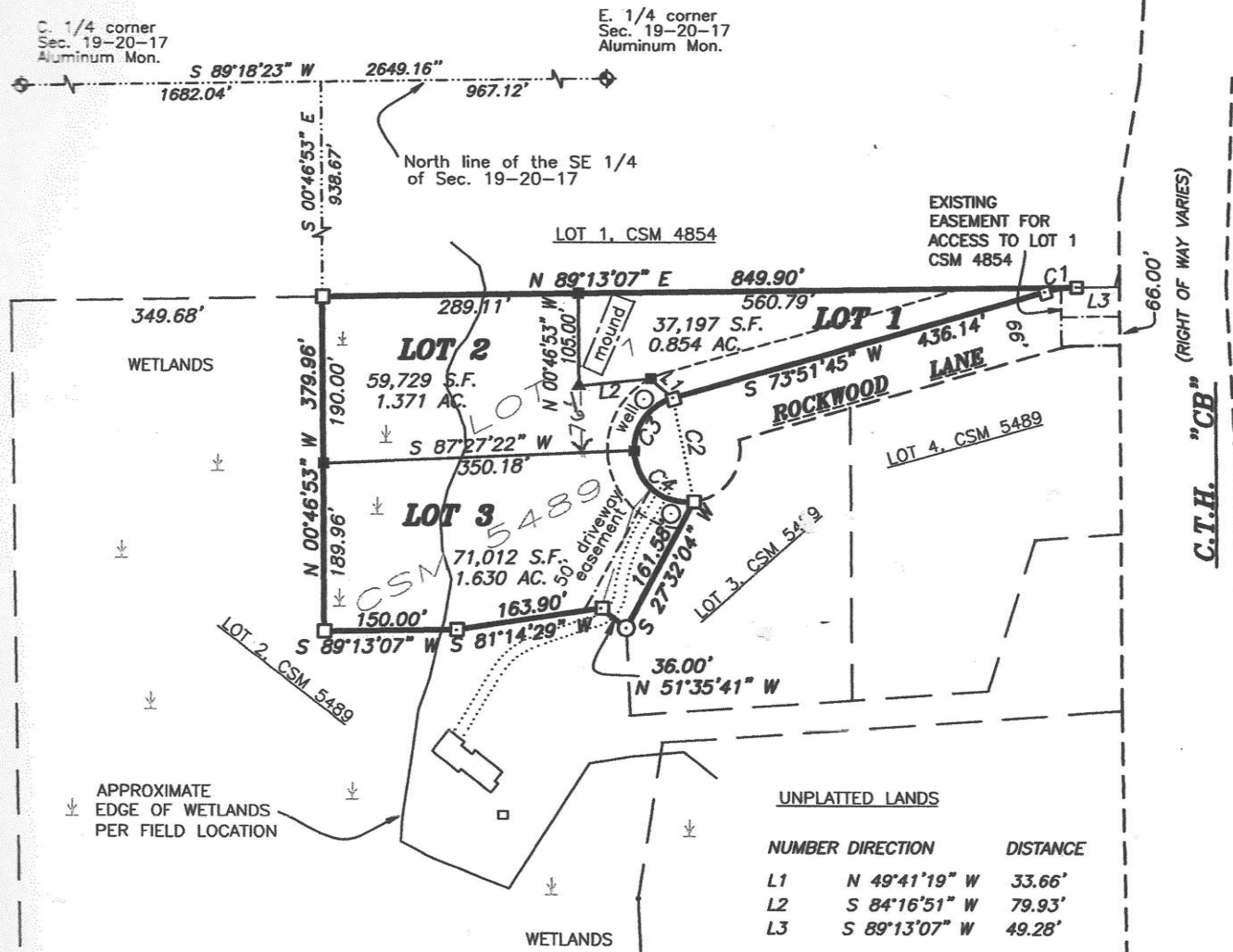
All of Lot 1, Certified Survey Map No. 5489, being part of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE SOUTHEAST 1/4, SECTION
19, ASSUMED TO BEAR S 89°18'23" W
SCALE 1"=200'



Survey for:
Suburban Business Inc.
1579 Oakridge Road
Neenah, WI 54956

Exhibit #1



UNPLATTED LANDS

NUMBER	DIRECTION	DISTANCE
L1	N 49°41'19" W	33.66'
L2	S 84°16'51" W	79.93'
L3	S 89°13'07" W	49.28'

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	133.00'	015°21'22"	35.65'	S 81°32'26.0" W	35.54'
2	60.00'	171°12'41"	179.29'	S 11°44'35.5" E	119.65'
3	60.00'	075°43'06"	79.29'	S 36°00'12.0" W	73.65'
4	60.00'	085°29'35"	100.00'	S 49°36'08.5" E	88.82'

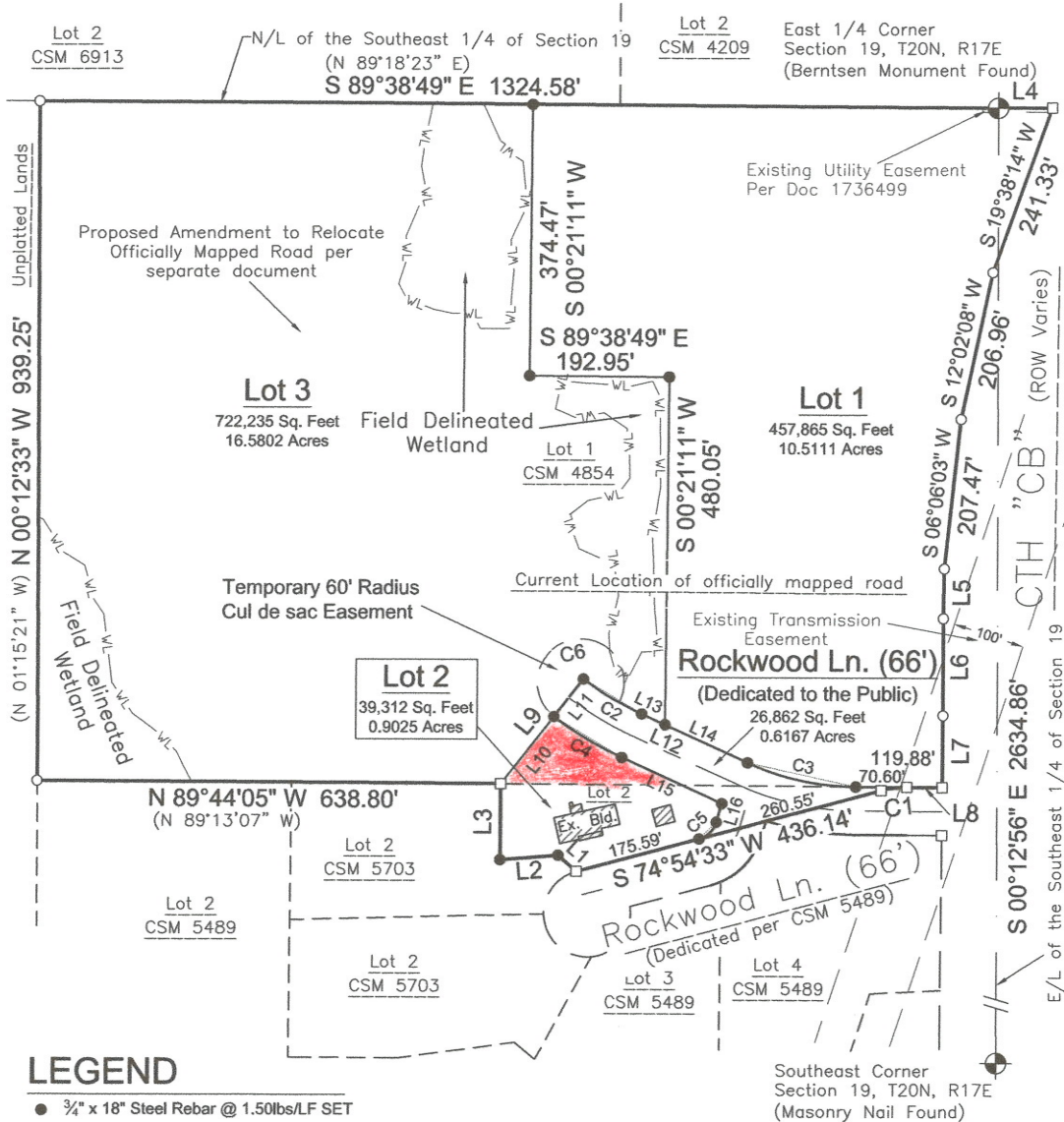
LEGEND

- ▲ RAILROAD SPIKE SET
- 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- ◇ GOVERNMENT CORNER
- ✕ FENCE LINE
- () RECORDED AS

Exhibit #2

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map No. 5703 and Part of Lot 1 of Certified Survey Map No. 4854, Being Part of the Northeast 1/4 of the Southeast 1/4 of Section 19 and Part of the Northwest 1/4 of the Southwest 1/4 of Section 20, All in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner
- () Recorded As



Bearings are referenced to the East line of the Southeast 1/4, Section 19, T20N, R17E, assumed to bear S00°12'56"E, base on the Winnebago County Coordinate System.



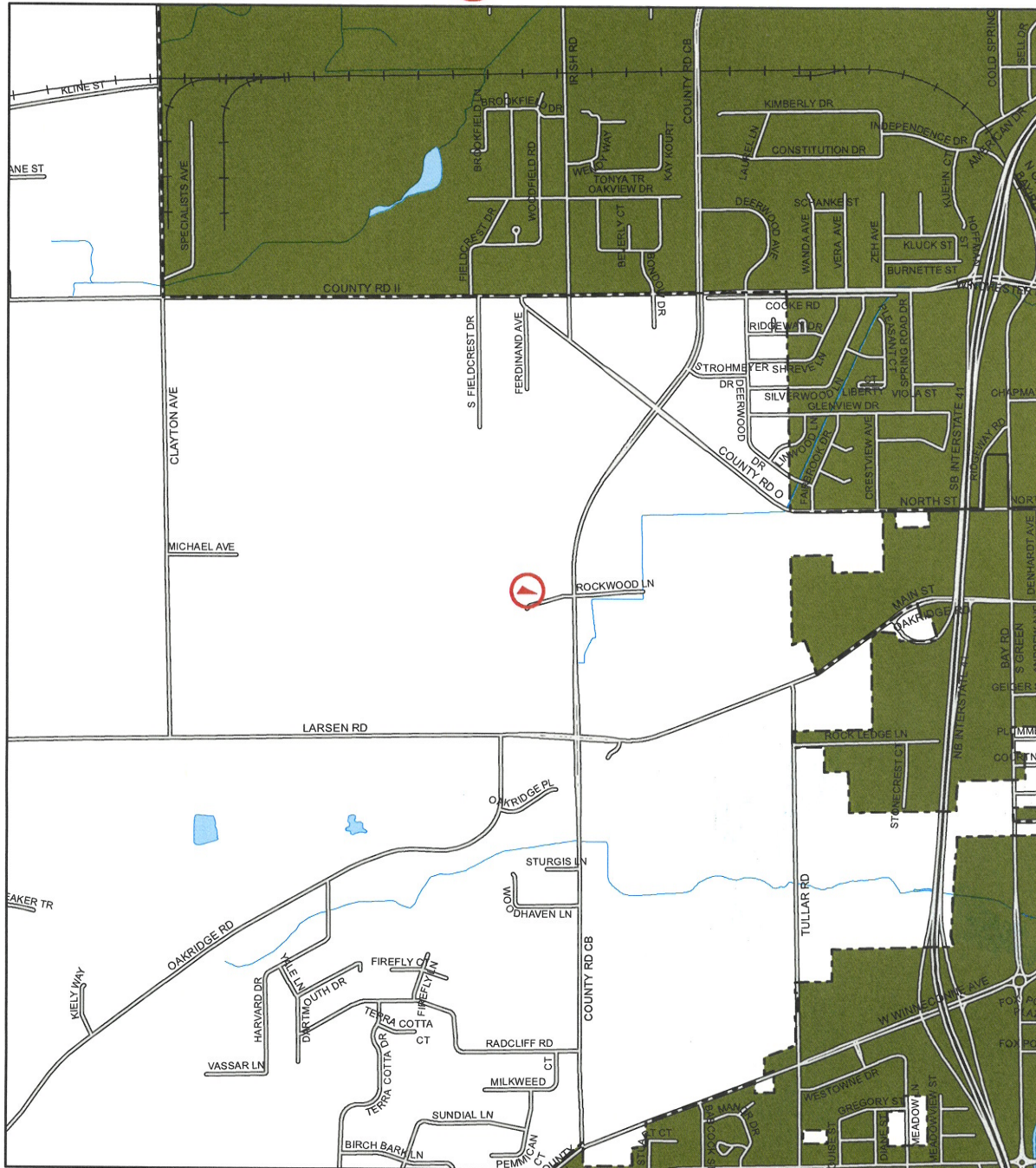
Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff Professional Land Surveyor No. S-2692 Date _____

Survey for:
Jim Tuchscherer
2151 Hidden Creek Road
Neenah, WI 54956

Drafted by: scott
Sheet : 1 of 3

○ = SITE



1 inch : 2,000 feet

Application #17-ZC-4310

Date of Hearing:

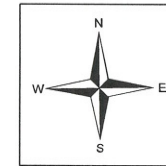
October 24, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust
Harrison & Lia Sturgis, Trustees

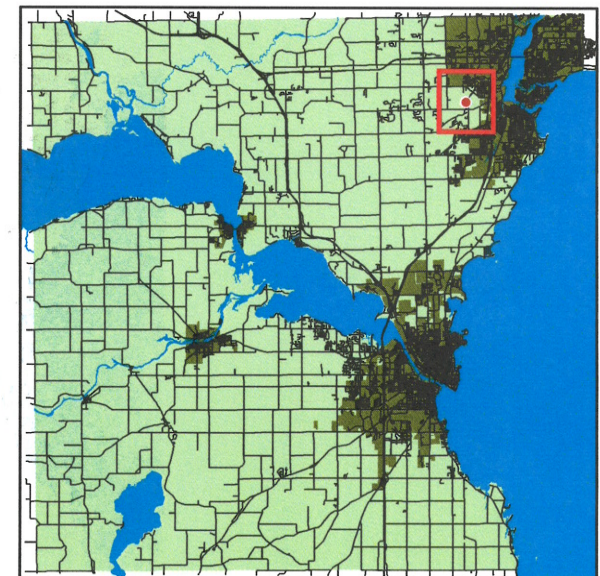
Subject Parcel(s):

0100199(P)



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Application #17-ZC-4310

Date of Hearing:

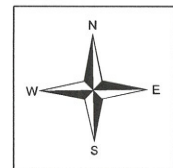
October 24, 2017

Owner(s):

Harrison Sturgis, Jr. Living Trust
Harrison & Lia Sturgis, Trustees

Subject Parcel(s):

0100199(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

