

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
March 26, 2024

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 March 26, 2024 at 6:30 PM in Conference Room 120 of the David Albrecht 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 Microsoft Teams using the meeting information below. [A Link to the Microsoft Teams Meeting as available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

Microsoft Teams 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.: 2024-ZC-6570

Applicant: POTRATZ, DEREK & MCCARA

Agent: POTRATZ, DEREK

Location of Premises: AG FIELD SURROUNDING 7261 LIBERTY SCHOOL RD

Tax Parcel No.: 016-0191(p)

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 6, 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) to R-1 (Rural Residential) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Wetlands

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

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family residence & ag land.

Describe proposed use(s): Single family residence & ag land. Purpose of the certified survey map is to increase the size of the single family lot to allow for a large outbuilding in the future. Proposed zoning change will eliminate dual zoning for lot 1.

Describe the essential services for present and future use(s): Same as existing.

Describe why the proposed use would be the highest and best use for the property: Proposed lot 1 increase in size is taking land that is hard to farm and has minimal ag value.

Describe the proposed use(s) compatibility with surrounding land use(s): Existing land use is the same, mix of single family residences and ag land.

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.