



Winnebago County
The Wave of the Future

PLANNING & ZONING COMMITTEE

TUESDAY, JULY 30, 2024 @ 6:30 PM

SUSAN T ERTMER CONFERENCE ROOM 120

DAVID W. ALBRECHT ADMINISTRATION BUILDING

112 OTTER AVENUE, OSHKOSH, WISCONSIN

To view this meeting via Microsoft Teams, please click this link.

[Join the meeting here](#)

Meeting ID: 269 920 414 746

Passcode: AqZvKR (Case Sensitive)

A Meeting of the Winnebago County Planning & Zoning Committee will be held on Tuesday, July 30, 2024, at 6:30 PM in the David W. Albrecht Administration Building, Susan T Ertmer Conference Room 120, 112 Otter Avenue, Oshkosh, Wisconsin.

PUBLIC HEARING AGENDA

At this meeting, the following will be presented to the Committee for its consideration:

A. Call to Order

B. Public Comments on Agenda Items

C. Business Items

Action may be taken on any business items.

1. Delta J Farms - West of 1226 Lone Elm Ave - Town of Black Wolf - Zoning Map Amendment
 - Public Comments
2. P & Q Oshkosh LLC - West of Leonard Point Rd, Oshkosh - Town of Algoma - Zoning Map Amendment
 - Public Comments

D. Adjourn

****A quorum of the Aviation Committee, and the Winnebago County Board of Supervisors may be present at this meeting.**

Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: 920-232-3430

Agenda Item Report



DATE: July 30, 2024

FROM:

AGENDA ITEM: Delta J Farms - West of 1226 Lone Elm Ave - Town of Black Wolf - Zoning Map Amendment

General Description:

Action Requested:

Motion to

Procedural Steps:

Background:

Policy Discussion:

Attachments:

1. PH PACKET - DELTA J FARMS

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE July 30, 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 July 30, 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 direct link to the Microsoft Teams Meeting is 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-6710

Applicant: DELTA J FARMS

Agent: ROGERS, LINDA

Location of Premises: W OF 1226 LONE ELM AVE

Tax Parcel No.: 004-0533-01-01

Legal Description: Being all of Lot 1 of CSM-8145, located in the SW 1/4 of the SE 1/4, Section 32, Township 17 North, Range 17 East, Town of Black Wolf, 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 lot.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: **North:** A-2; **South:** Fond Du Lac County; **East:** R-1; **West:** A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Farmland

Describe proposed use(s): In the future it would be used to build a house on.

Describe the essential services for present and future use(s): Currently

Describe why the proposed use would be the highest and best use for the property: Maintenance of rural by size of lot, adds to tax base for Black Wolf township.

Describe the proposed use(s) compatibility with surrounding land use(s): There are already existing homes on the East and West of thje proposed lot.

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. _____

FOR

Deta-J Farms, LLP

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T. 17 N.-R. 17 E.,
TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN



PROJECT NUMBER: 9.5215
DATE: JANUARY 31, 2024

NORTH POINT REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 32-17-17 WHICH BEARS S89°39'13"E PER WINNEBAGO COUNTY COORDINATE SYSTEM.



TOTAL AREA
2,537,982 SQ FT
58.26 ACRES

LEGEND

- 1" IRON PIPE FOUND IN PLACE
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- () RECORDED INFORMATION
- 100 YEAR FLOOD PLAIN PER WINNEBAGO COUNTY
- SCALED WETLANDS PER WIDNR WATER SURFACE VIEW

NOTES:

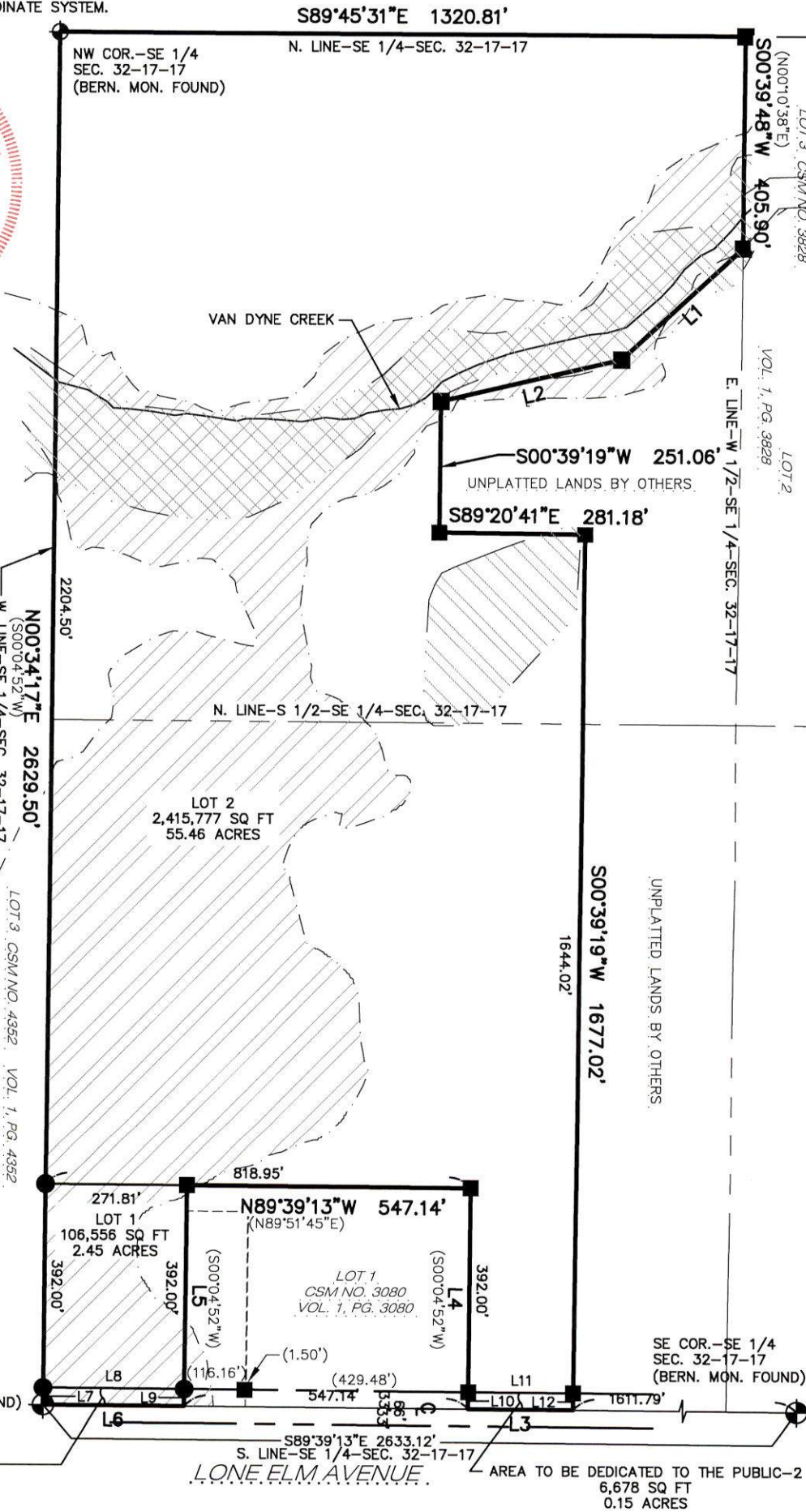
1. THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT: DOCUMENT NO. 1916332.
2. OWNER OF RECORD: DETA-J FARMS, LLP
3. TAX PARCEL NO. 004053301

Parcel Line Table		
Line #	Direction	Length
L1	S47°33'50"W	316.06'
L2	S77°03'49"W	355.88'
L3	N89°39'13"W	202.34'
L4	N00°33'54"E	425.00'
L5	S00°33'54"W	425.00'
L6	N89°39'13"W	271.85'
L7	N00°34'17"E	33.00'
L8	S89°39'13"E	271.85'
L9	S00°33'54"W	33.00'
L10	N00°33'54"E	33.00'
L11	S89°39'13"E	202.39'
L12	S00°39'19"W	33.00'

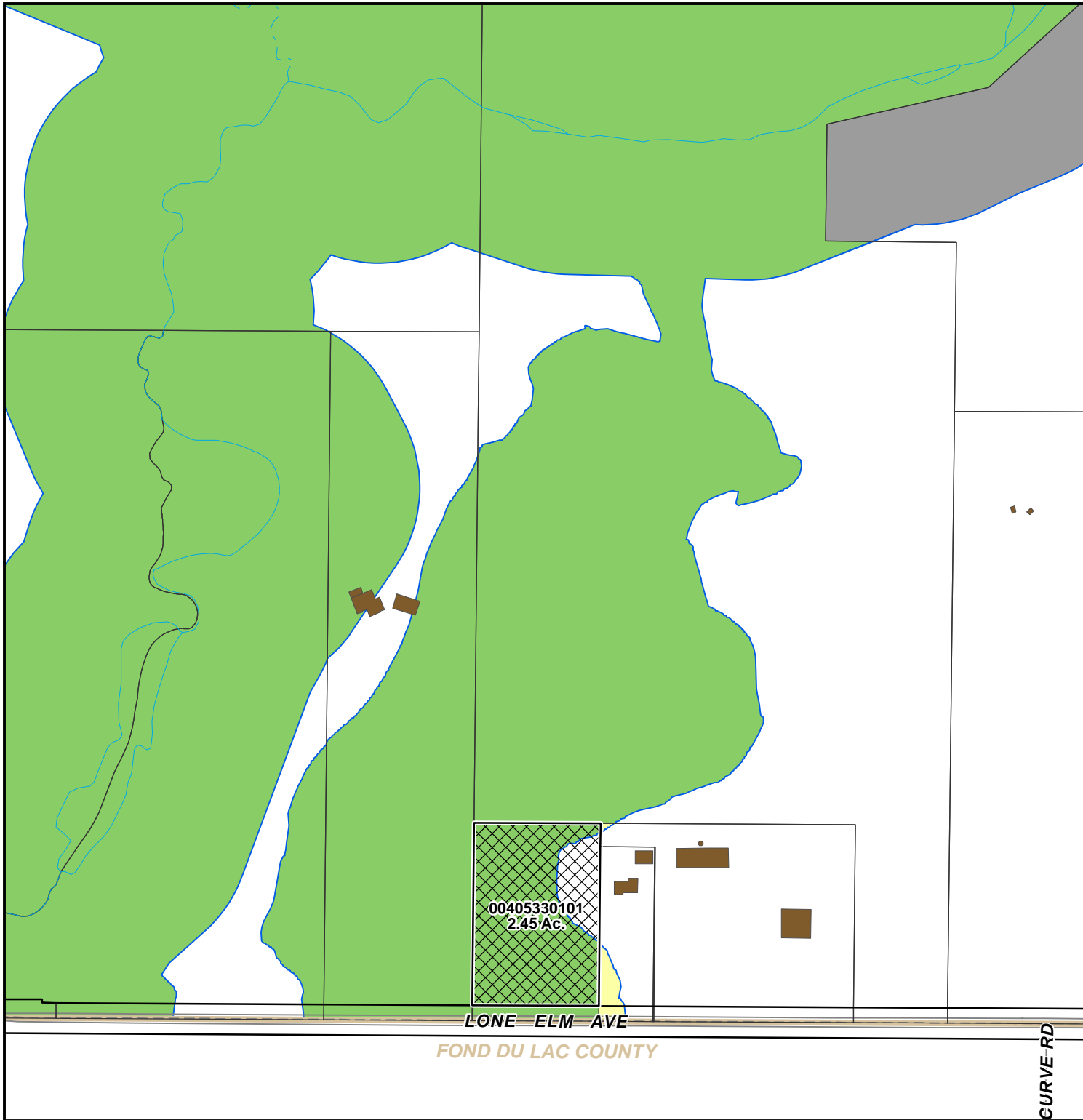
SW COR.-SE 1/4 SEC. 32-17-17 (BERN. MON. FOUND)

AREA TO BE DEDICATED TO THE PUBLIC
8,971 SQ FT
0.21 ACRES

AREA TO BE DEDICATED TO THE PUBLIC-2
6,678 SQ FT
0.15 ACRES



CERTIFIED SURVEY MAP # _____ VOLUME _____ PAGE _____ SHEET 1 OF 4 SHEETS



Application #24-ZC-6710

Date of Hearing:

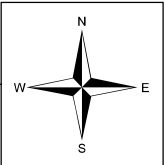
July 30, 2024

Owner(s):

DETA J FARMS LLP

Subject Parcel(s):

00405330101



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 #24-ZC-6710

Date of Hearing:

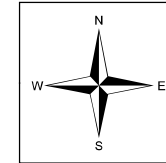
July 30, 2024

Owner(s):

DETA J FARMS LLP

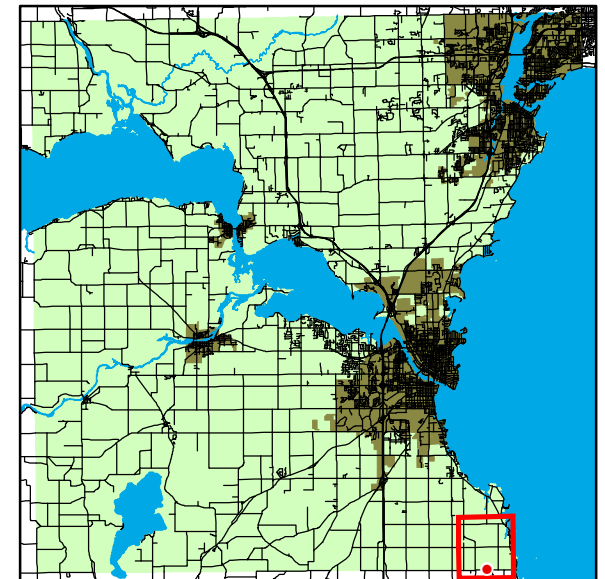
Subject Parcel(s):

00405330101

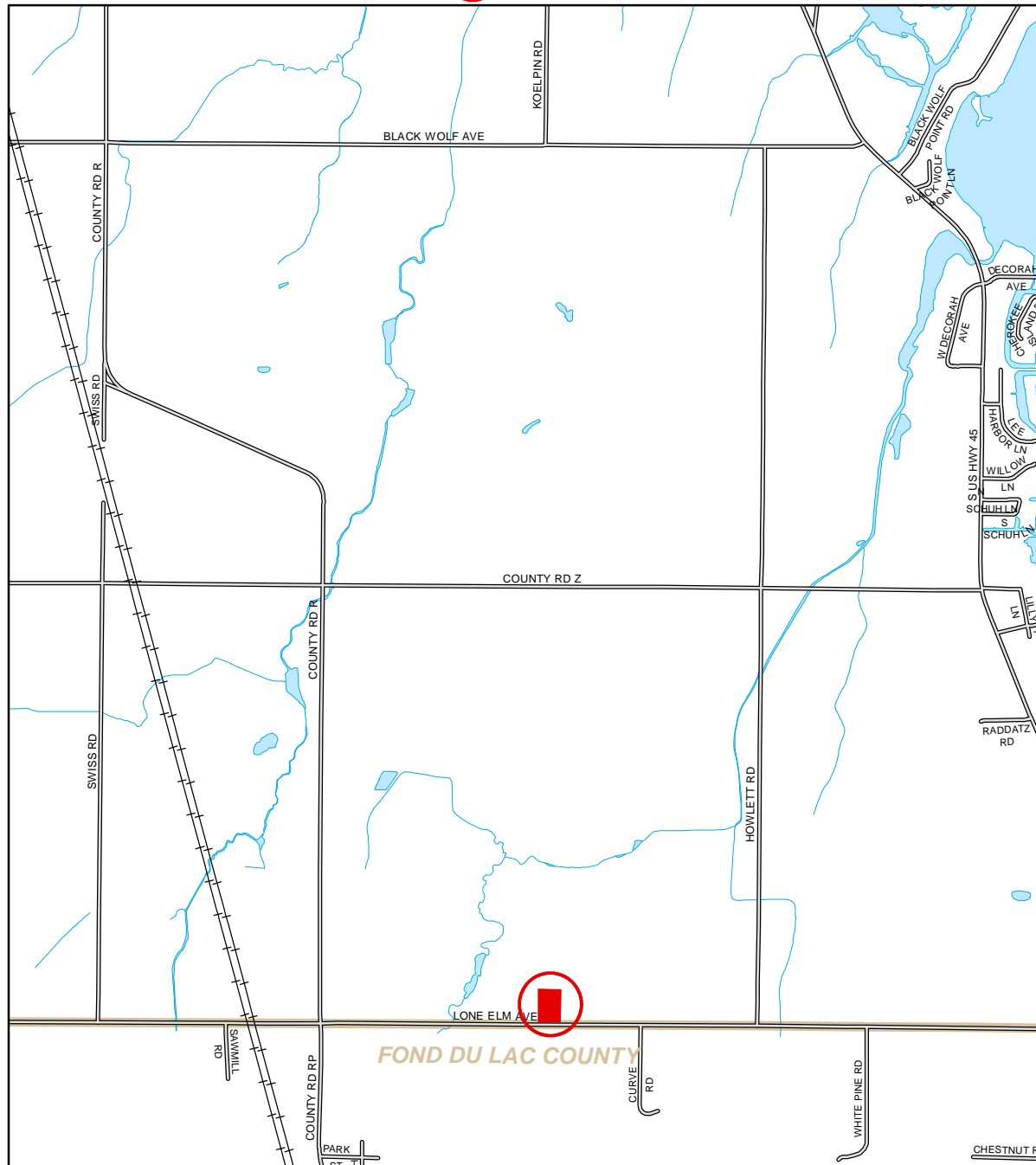


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Agenda Item Report



DATE: July 30, 2024
FROM:
AGENDA ITEM: Public Comments

General Description:

Action Requested:

Motion to

Procedural Steps:

Background:

Policy Discussion:

Attachments:

None

Agenda Item Report



DATE: July 30, 2024

FROM:

AGENDA ITEM: P & Q Oshkosh LLC - West of Leonard Point Rd, Oshkosh - Town of Algoma -
Zoning Map Amendment

General Description:

Action Requested:

Motion to

Procedural Steps:

Background:

Policy Discussion:

Attachments:

1. PH PACKET - P&Q OSHKOSH

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2024-ZC-6700

Applicant: P&Q OSHKOSH

Agent: DAVEL, JOHN DAVEL ENGINEERING & ENVIRONMENTAL

Location of Premises: WEST OF LEONARD POINT RD

Tax Parcel No.: 002-0022, 002-0020, 002-0025, 002-0027, 002--0027-01

Legal Description: Being part of the NE 1/4 of the SE 1/4, part of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4, and all of the SE 1/4 of the SE 1/4, all in Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 (General Agriculture District) to R-2 (Suburban Residential District) for multiple parcels.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland, SWDD, microwave

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Michels stone quarry

Describe proposed use(s): Residential Homes

Describe the essential services for present and future use(s): Some sanitary sewer and water main exists along Leonard Point Road, which can serve the property. Additional extensions are required to serve all the property.

Describe why the proposed use would be the highest and best use for the property: The lake formed by the final restoration of the quarry will provide a unique setting for high quality housing.

Describe the proposed use(s) compatibility with surrounding land use(s): All surrounding land uses are residential.

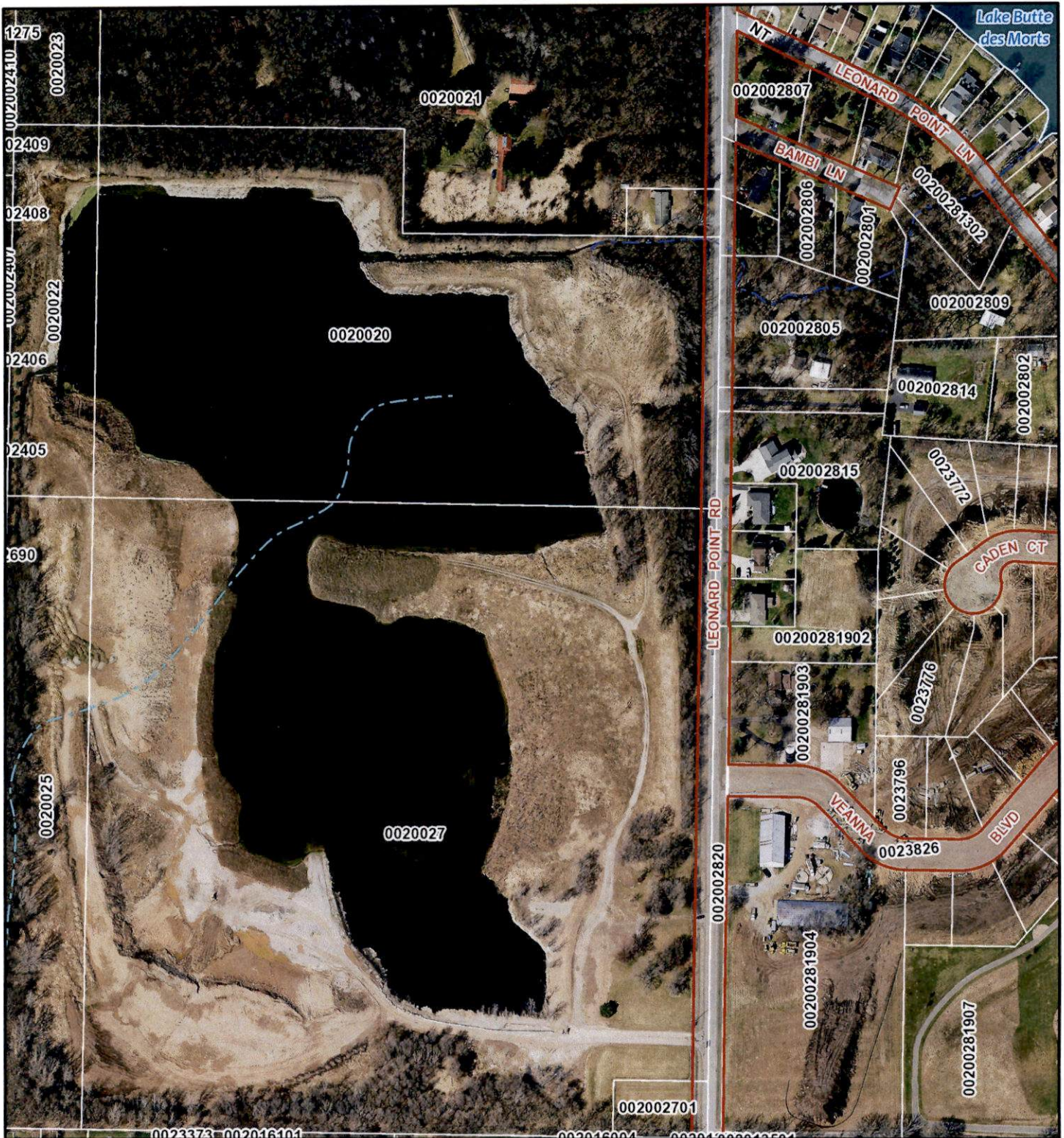
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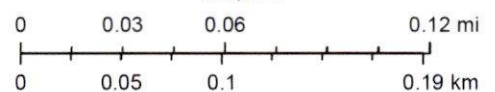
Zoning Exhibit



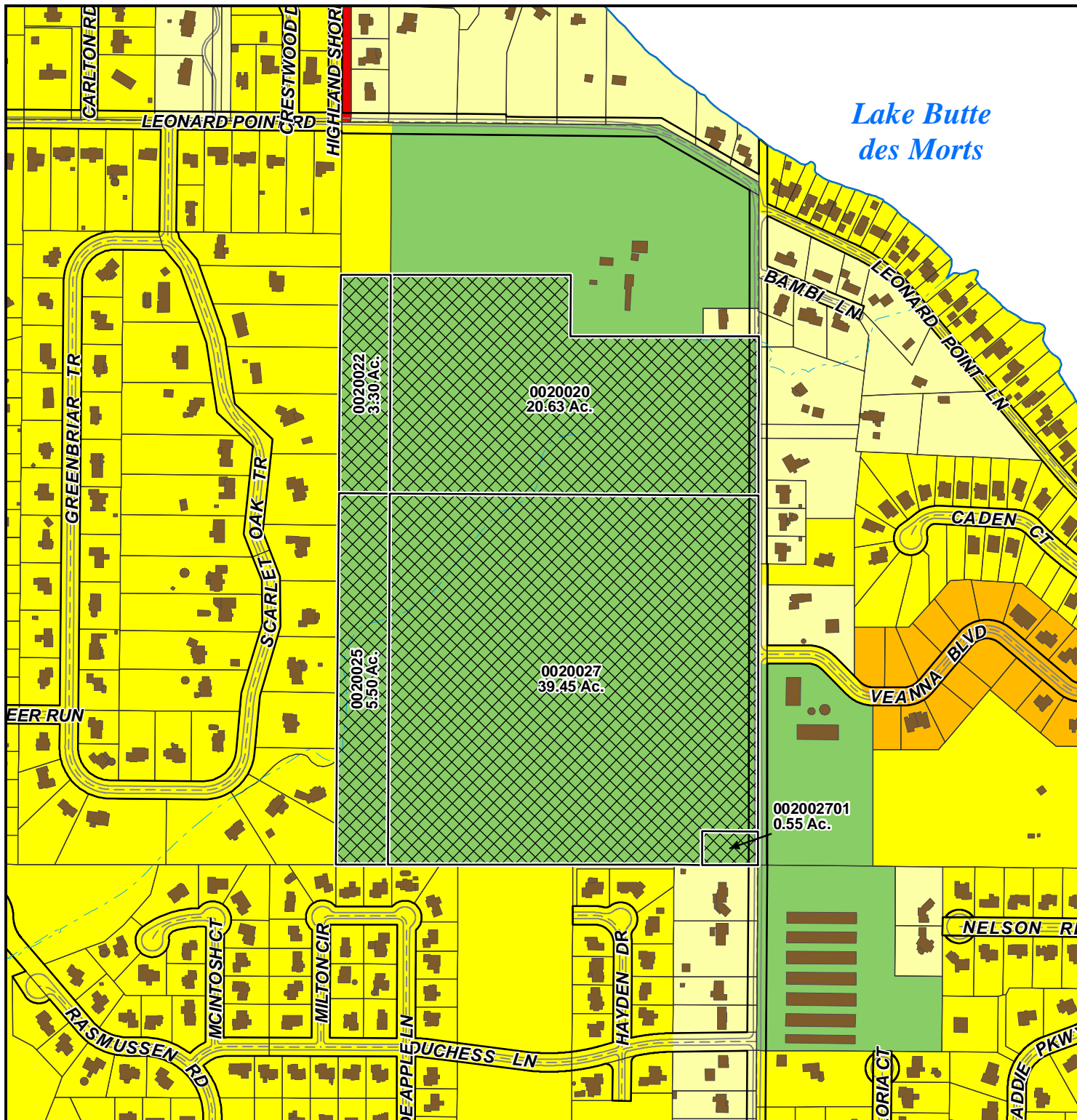
3/27/2024, 3:20:33 PM

1:3,569

- | | |
|--|--|
|  Adjacent Counties |  Navigable - Permanent (checked) |
|  Lakes, Ponds and Rivers |  Navigable - Intermittent (checked) |
|  Navigable Waterways |  Navigable - Stream (checked) |
|  Navigable - Permanent (unchecked) |  Tax Parcel Boundary |
|  Navigable - Intermittent (unchecked) |  Road ROW |
|  Navigable - Stream (unchecked) |  Municipal Boundary |



Winnebago County GIS, Imagery Date: April 2020



Application #24-ZC-6700

Date of Hearing:

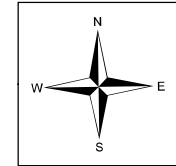
July 30, 2024

Owner(s):

P&Q OSHKOSH LLC /
P & Q HOLDINGS

Subject Parcel(s):

0020020 / 0020022 /
0020025 / 0020027 /
002002701



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

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Application #24-ZC-6700

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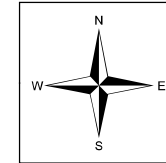
July 30, 2024

Owner(s):

P&Q OSHKOSH LLC / P & Q HOLDINGS

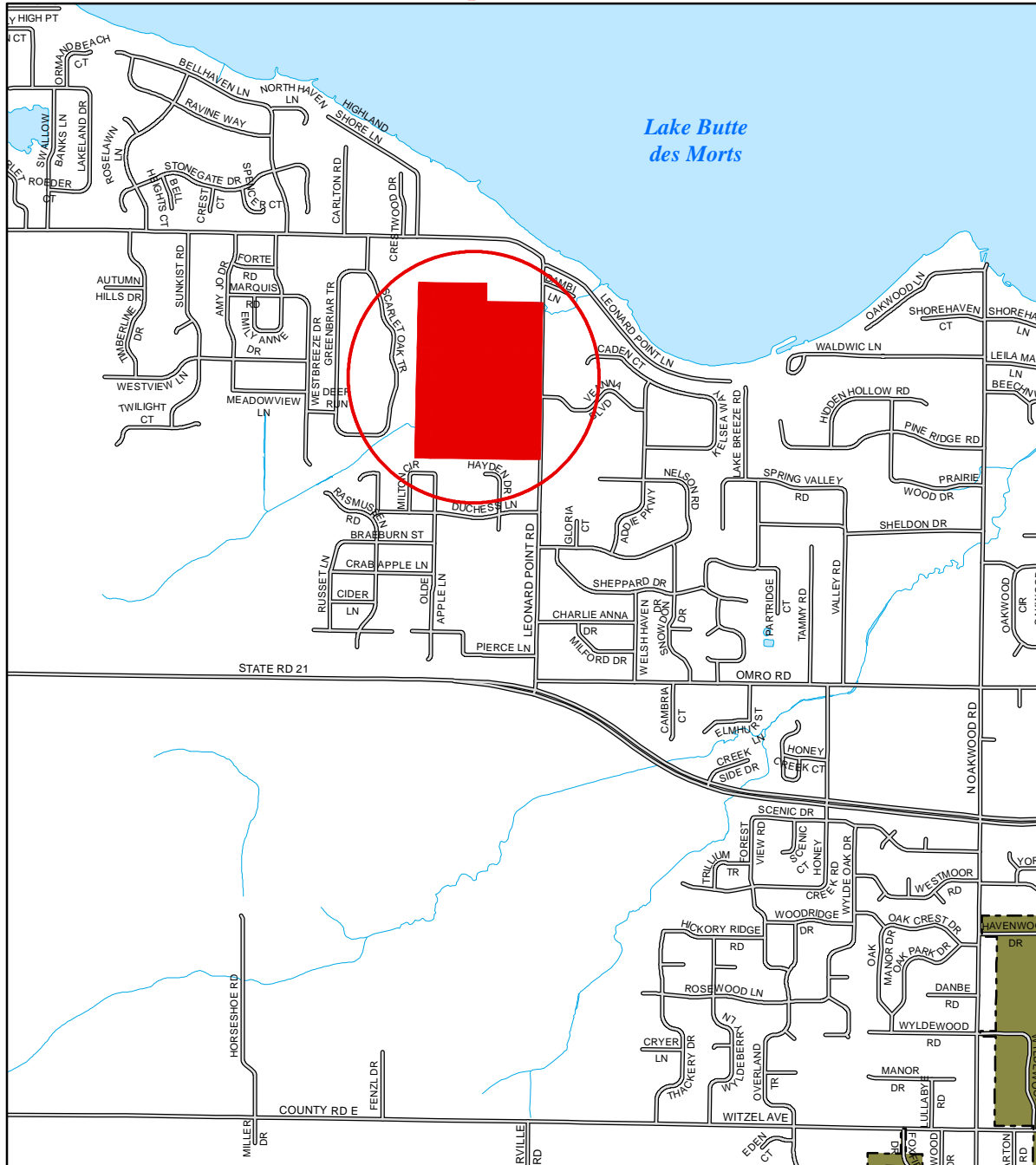
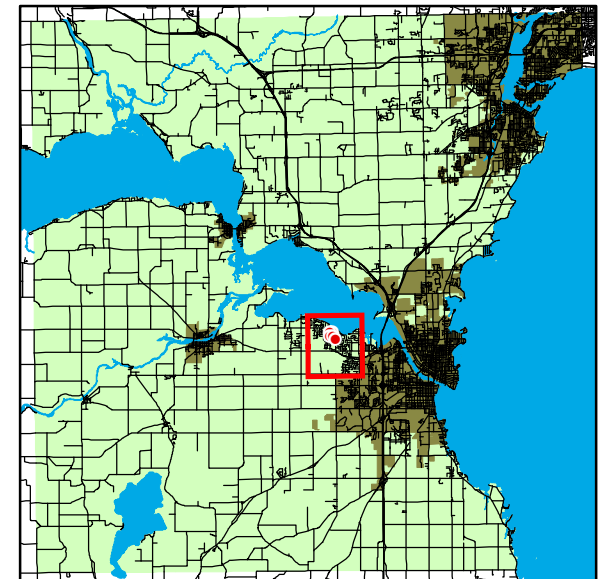
Subject Parcel(s):

0020020 / 0020022 / 0020025 / 0020027 /
002002701



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WINGS Project

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WINNEBAGO COUNTY

Agenda Item Report



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None