

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 1/26/2021

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 1/26/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

Meetings will be held via Zoom for the welfare of everyone involved. All interested persons wishing to be heard at the public hearing may be in person however we are encouraging the public to stay home and stay safe.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87156751307?pwd=ZnNMZXplSWREZUZydE4wSG9vbXBsUT09>

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 871 5675 1307

Passcode: 136328

Additional Instructions for making a virtual appearance can be found at:

<https://www.co.winnebago.wi.us/planning-and-zoning>.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5500

Applicant: SCHRAM TST, EDWARD T SCHRAM, KENNETH STREBELINSKI, CANDIE A STREBELINSKI, DOUGLAS J

Agent: LENZ, DONALD - GREEN LAKE SURVEYING COMPANY

Location of Premises: 9621 HILKE RD, RIPON, WI 54923

Tax Parcel No.: 014-0602-01, 014-0602(p)

Legal Description: Being all of Lot 1 and part of Lot 2 of CSM-3595 located in part of the NW 1/4 of the NW 1/4, Section 31, Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 to R-1 in order to create a residential lot.

INITIAL STAFF REPORT

Sanitation: Existing System, Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning:

North: A-1

South: A-2; Town

East: A-1; Town

West: Green Lake County

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Residential

Describe Proposed Use(s): Residential

Describe The Essential Services For Present And Future Uses: Septic (mound) well

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

Residential use is not changing.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: Existing residence compatible with surrounding uses.

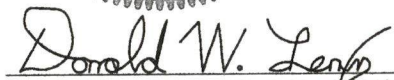
SECTION REFERENCE AND BASIS OF DECISION

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.

**CERTIFIED SURVEY MAP BEING ALL OF LOT 1 AND A PART OF LOT 2 OF
CERTIFIED SURVEY MAP NO. 3935 LOCATED IN PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 31, TOWN 17 NORTH, RANGE 14 EAST,
TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.**



survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

OWNER(S):
EDWARD T. SCHRAM
TRUST UNDER WILL
ADDRESS:
N8066 FOREST RIDGE ROAD
BERLIN, WISCONSIN 54923



☐

©

2015

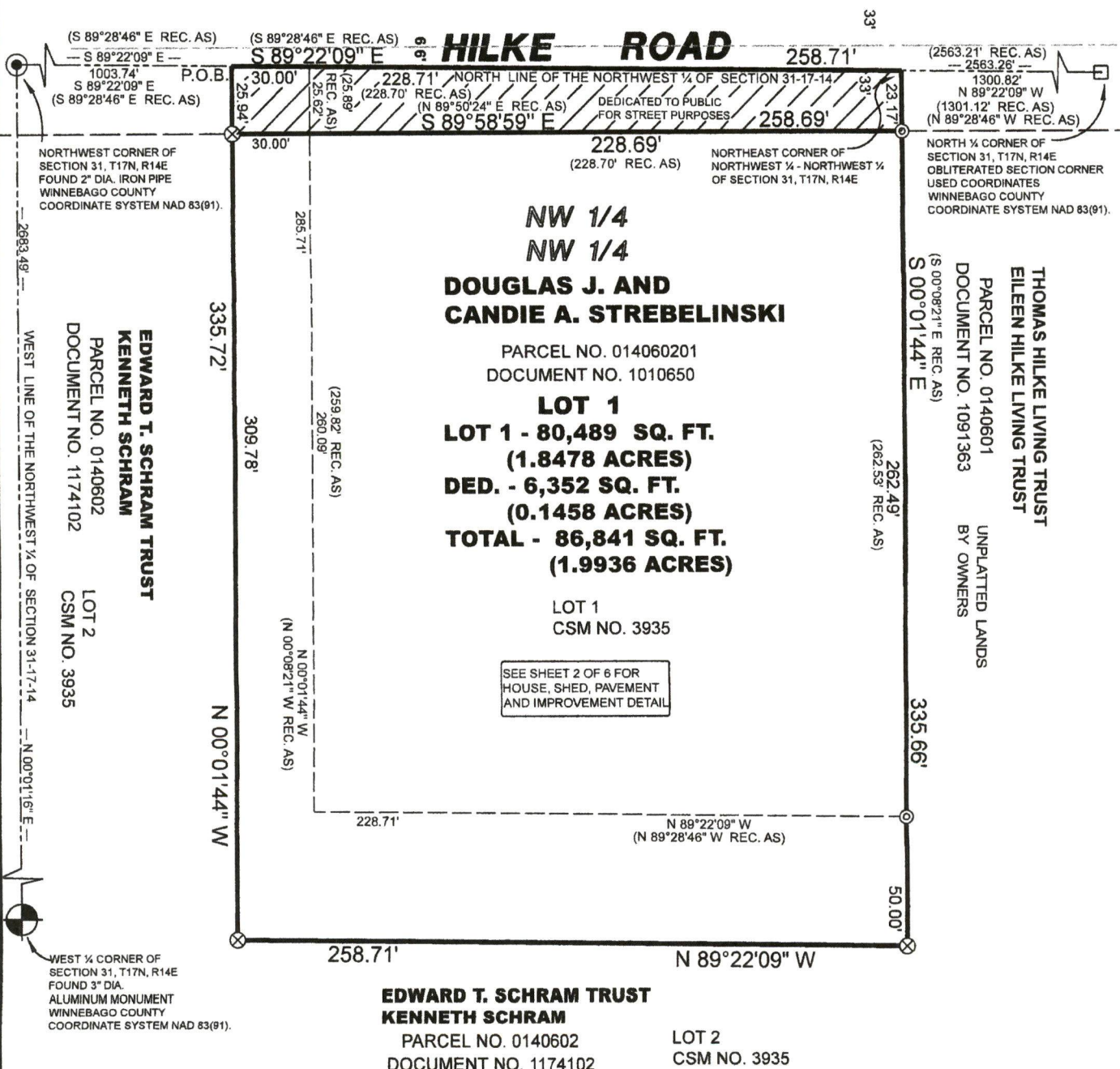
⊗

1

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 31 -17 -14 WINNEBAGO COUNTY WITH A BEARING OF S 89°22'09" E, PER WINNEBAGO COUNTY COORDINATE SYSTEM NAD 83(91)

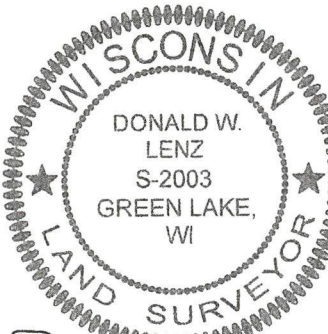
SCALE: 1" = 60'

PAGE



CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING ALL OF LOT 1 AND A PART OF LOT 2 OF
CERTIFIED SURVEY MAP NO. 3935 LOCATED IN PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 31, TOWN 17 NORTH, RANGE 14 EAST,
TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.



Donald W. Lenz
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 3rd day of November, 2020.

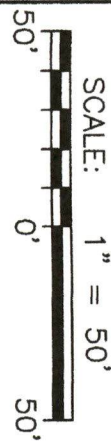
OWNER(S):
DOUGLAS J. AND
CANDIE A. STREBELINSKI
ADDRESS:
9621 HILKE ROAD
RIPON, WISCONSIN 54971

OWNER(S):
EDWARD T. SCHRAM
TRUST UNDER WILL
ADDRESS:
N8066 FOREST RIDGE ROAD
BERLIN, WISCONSIN 54923

OWNER(S):
KENNETH SCHRAM
ADDRESS:
N7669 37TH AVENUE
BERLIN, WISCONSIN 54923



GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666
survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

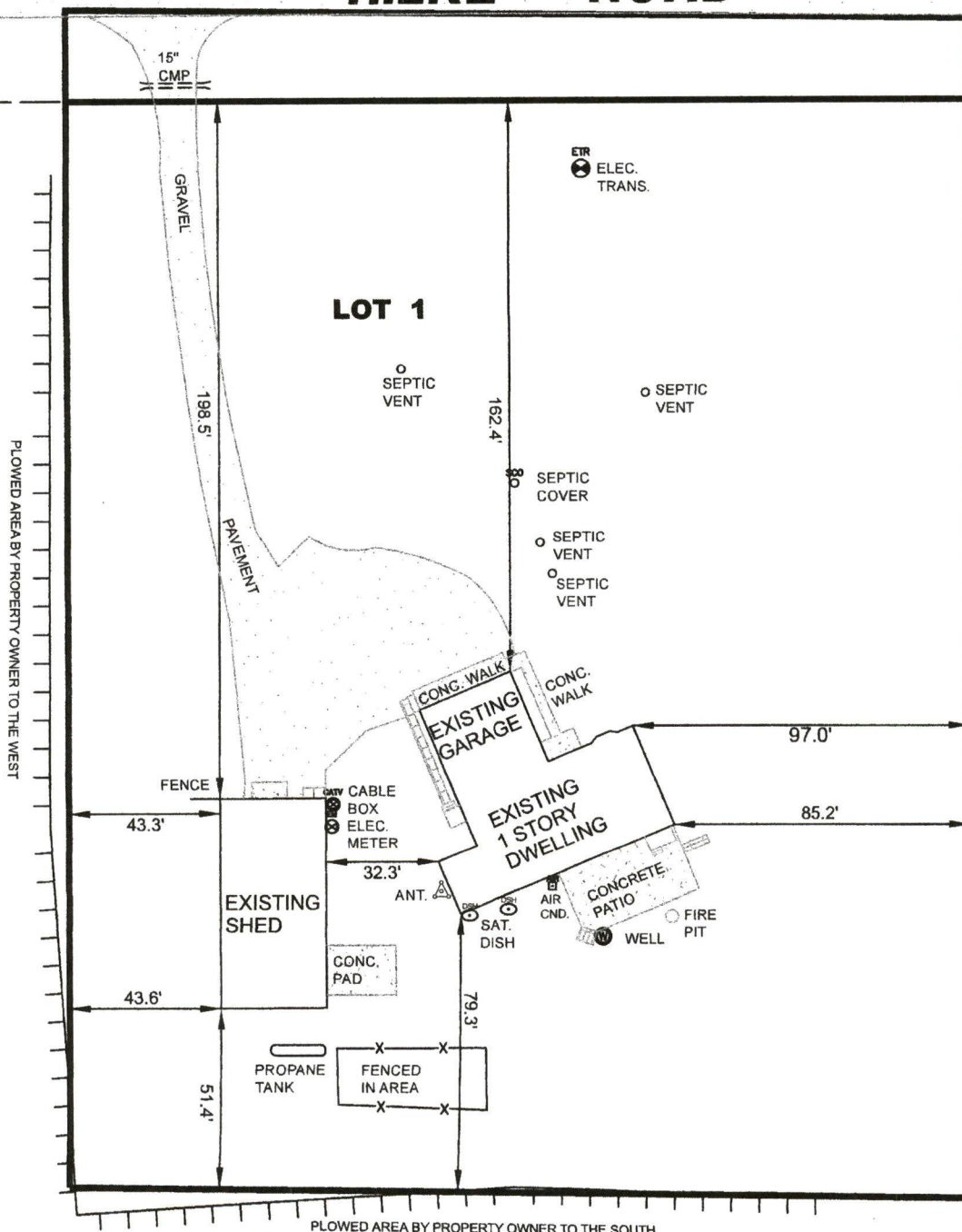


HOUSE, SHED, PAVEMENT AND IMPROVEMENT DETAIL

ASPHALT

HILKE ROAD

PAVEMENT

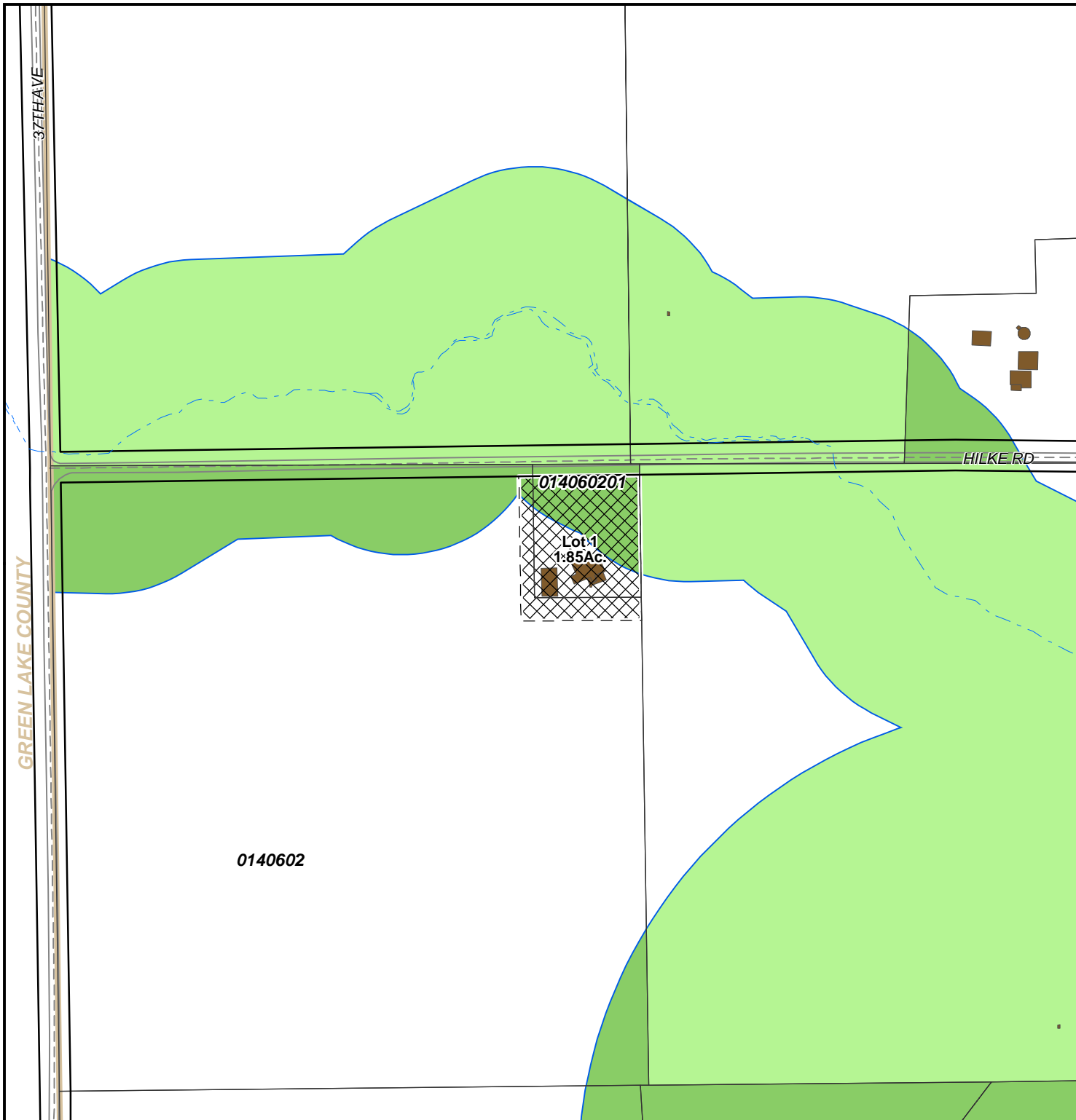


WINNEBAGO, COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE



Application #21-ZC-5500

Date of Hearing:

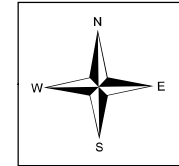
January 26, 2021

Owner(s):

STREBELINSKI, DOUGLAS J /
STREBELINSKI, CANDIE A and
SCHRAM, KENNETH /
SCHRAM TST, EDWARD T

Subject Parcel(s):

014060201 & 0140602(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 #21-ZC-5500

Date of Hearing:

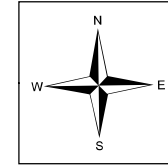
January 26, 2021

Owner(s):

STREBELINSKI, DOUGLAS J /
STREBELINSKI, CANDIE A and
SCHRAM, KENNETH /
SCHRAM TST, EDWARD T

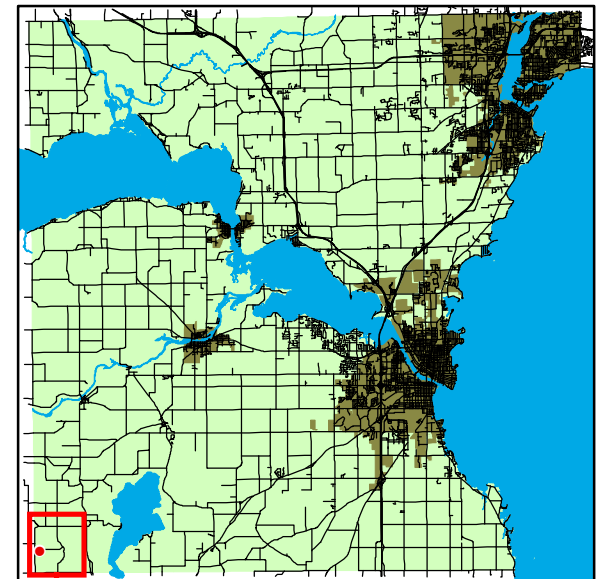
Subject Parcel(s):

014060201 & 0140602(P)

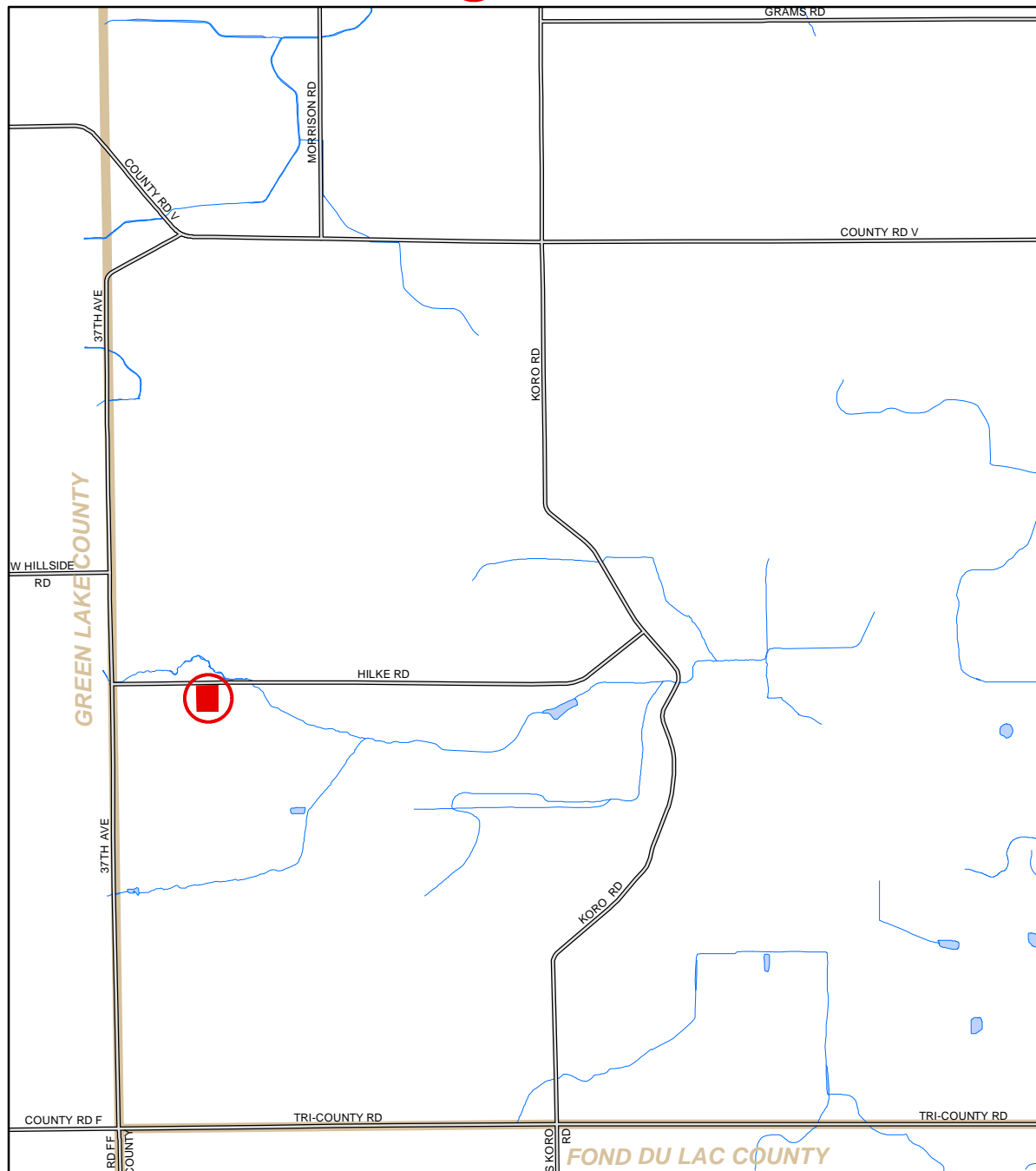


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



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Winnebago County Planning and Zoning Department

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Dial by your location: +1 312 626 6799 US (Chicago)

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5530

Applicant: BIEBL TST, KATHERINE L FAUST, CARRICE M FAUST, GORDON D FAUST, MARCIA J

Agent: FAUST, GORDON D

Location of Premises: 4143 REIGHMOOR RD, OMRO, WI 54963

Tax Parcel No.: 016-0311

Legal Description: Being part of the SE 1/4 of the SW 1/4, Section 11, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 & R-1 to A-2 & R-2 in order to create a residential lot.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Floodplain Shoreland Wetlands

Current Zoning:

R-1 Rural Residential, A-2 General Agriculture

Proposed Zoning:

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

Surrounding Zoning:

North: R-1;A-2

South: A-2

East: R-1;A-2

West: 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):

Single family residence & general agriculture.

Describe The Essential Services For Present And Future Uses:

None.

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

Use does not change.

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

Use does not change.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

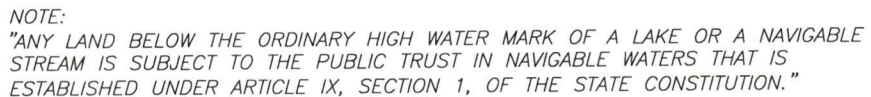
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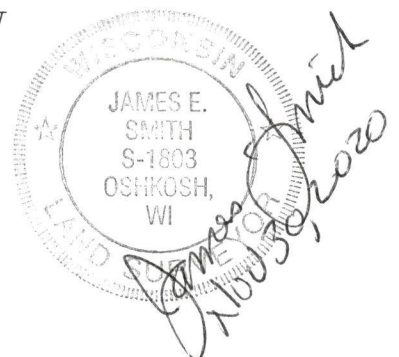
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and

(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE
15 EAST, TOWN OF OMRO, WINNEBAGO COUNTY,
WISCONSIN.

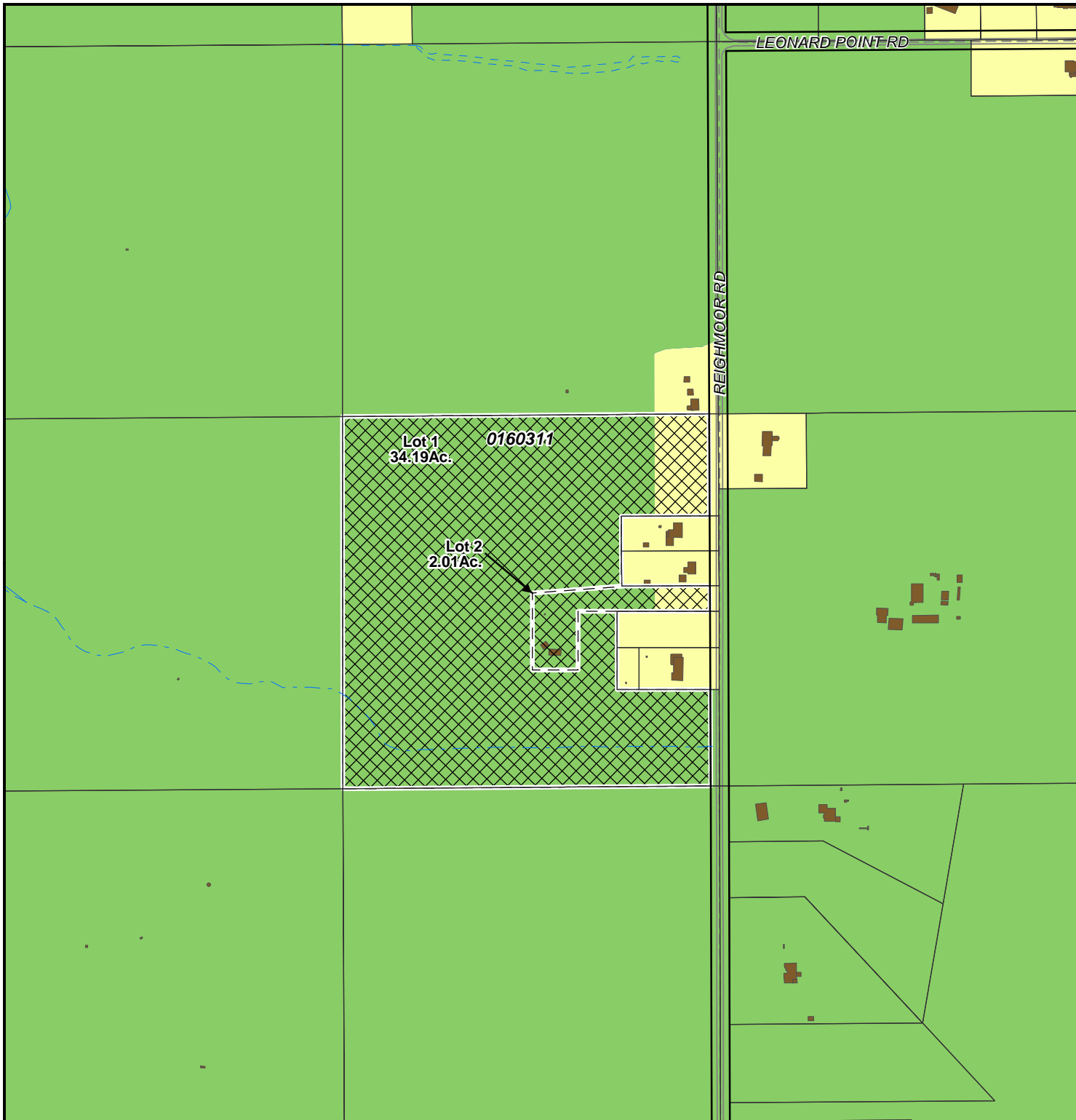


■ 1-1/4" O.D. IRON PIPE SET, 18" LONG,
 WEIGHING 1.130 LBS. PER LIN. FOOT
 ○ 3/4" REBAR FOUND
 □ 1-1/4" O.D. IRON PIPE FOUND
 ⊕ GOVERNMENT CORNER FOUND
 ✕ ✕ FENCE LINE
 () RECORDED AS



m.e.

This instrument was drafted by: DSL



Application #21-ZC-5530

Date of Hearing:

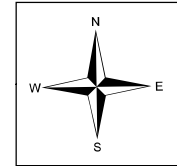
January 26, 2021

Owner(s):

FAUST, GORDON D /
BIEBL TST, KATHERINE L, et al.

Subject Parcel(s):

0160311



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

○ = SITE

Application #21-ZC-5530

Date of Hearing:

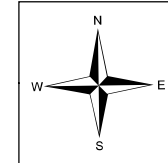
January 26, 2021

Owner(s):

FAUST, GORDON D /
BIEBL TST, KATHERINE L, et al.

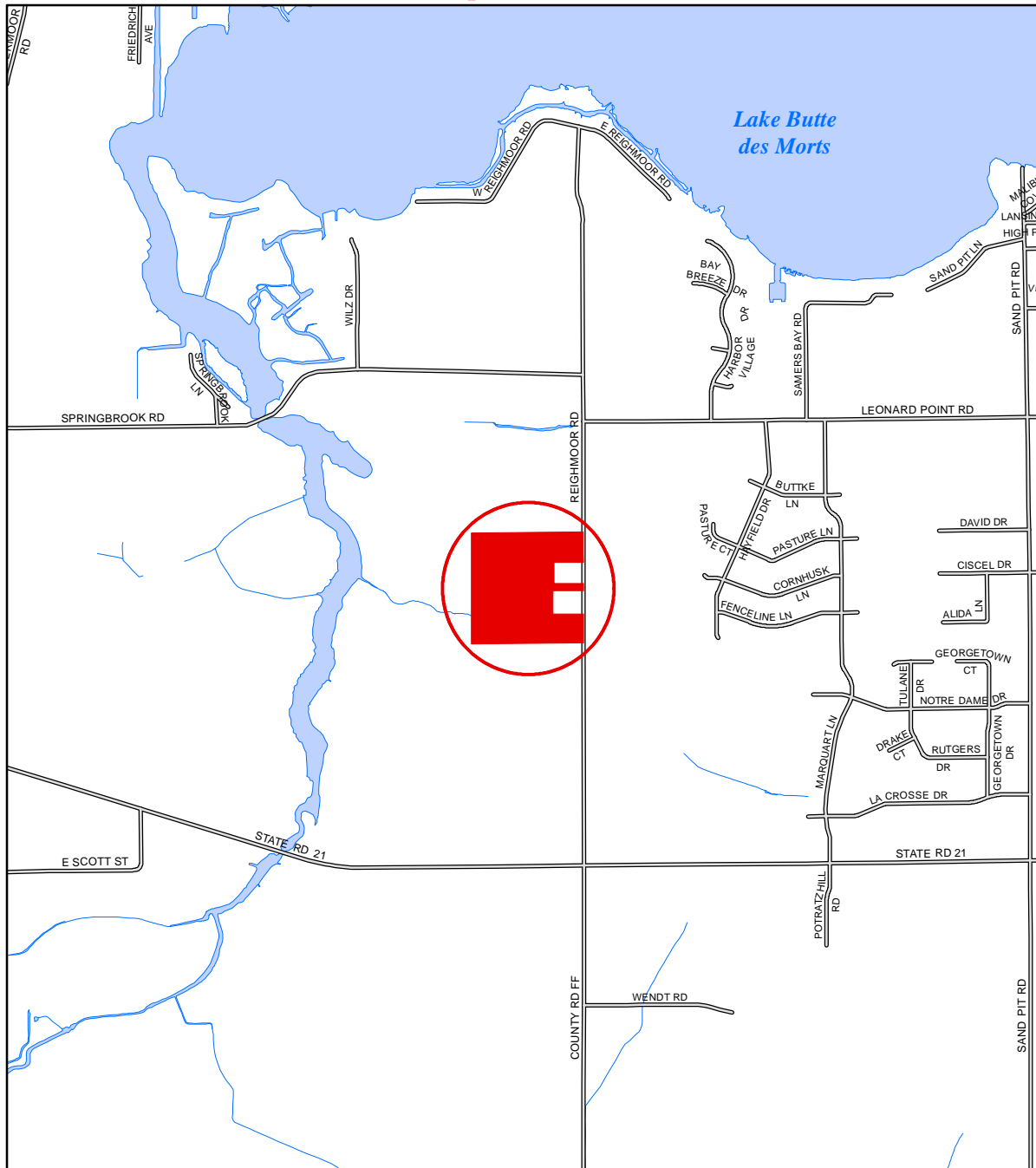
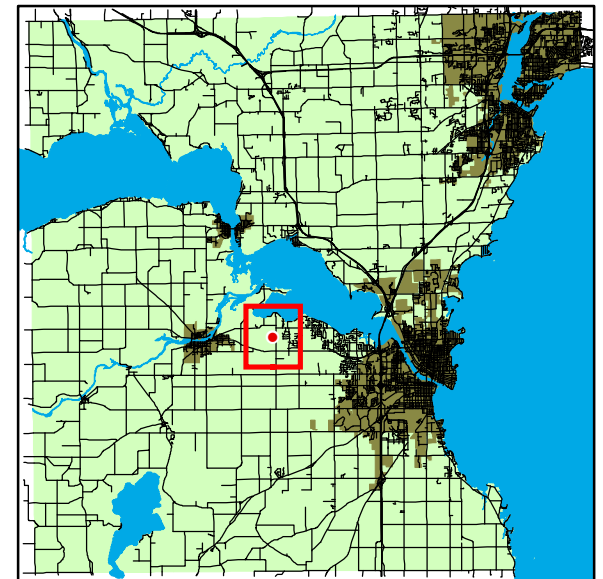
Subject Parcel(s):

0160311



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 871 5675 1307

Passcode: 136328

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5520

Applicant: RIECKMANN, JASON

Agent: LOCY, CRAIG - CRL SURVEYING

Location of Premises: 7641 COUNTY RD H, FREMONT, WI 54940

Tax Parcel No.: 032-0629

Legal Description: Being part of the SW 1/4 of the SW 1/4, Section 29, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 to R-1 in order to create a residential lot.

INITIAL STAFF REPORT

Sanitation:

System Required
Municipal System

Overlays:

Shoreland Wetlands

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: A-2; Town

South: A-2; Town

East: A-2; Town

West: Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Agricultural

Describe Proposed Use(s):

Build a house.

Describe The Essential Services For Present And Future Uses:

sewer

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

Futur single family

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

residential next to

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;

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(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

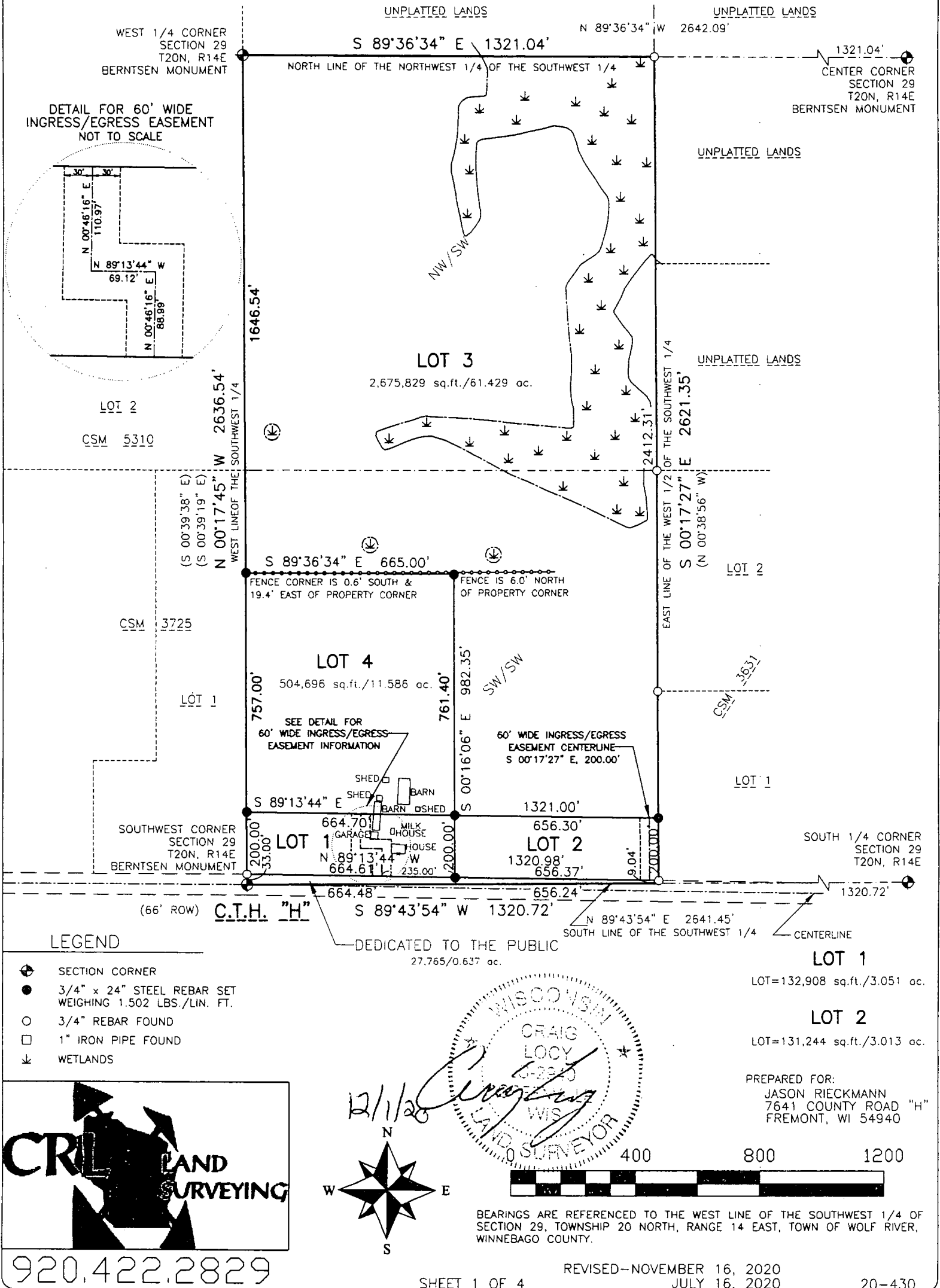


8 6 5 7 3 8 6
Tx:4487815

DOC# 1836295
NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
12/02/2020 08:03 AM
RECORDING FEE: 30.00
PAGES: 4

CERTIFIED SURVEY MAP NO. 7695

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 14 EAST, TOWN OF WOLF RIVER, WINNEBAGO COUNTY, WISCONSIN.



Application #21-ZC-5520

Date of Hearing:

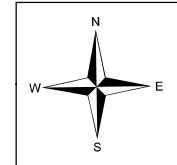
January 26, 2021

Owner(s):

RIECKMANN, JASON

Subject Parcel(s):

0320629(P)



Winnebago County
WINGS Project

Scale

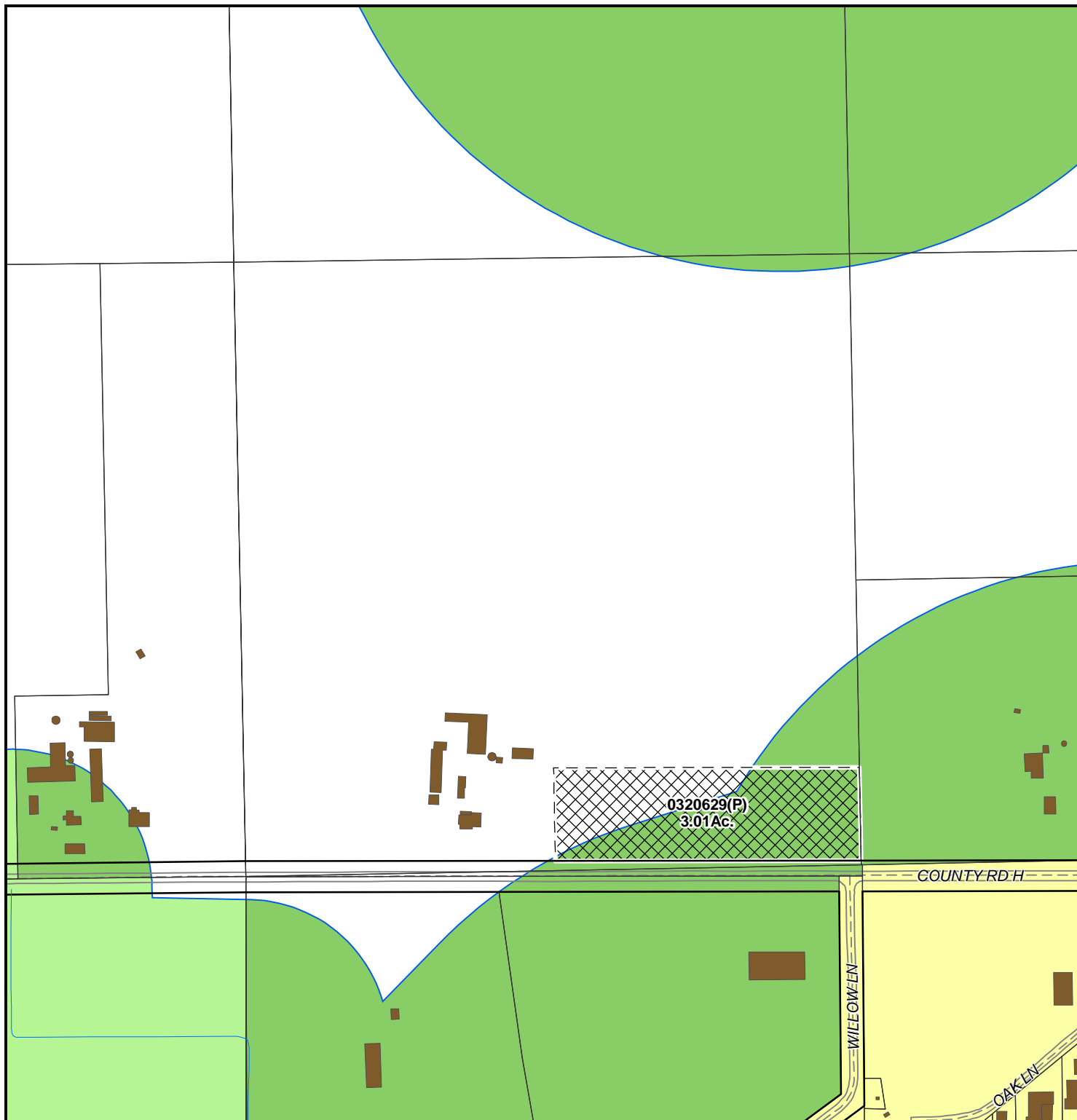
1 inch : 300 feet

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 #21-ZC-5520

Date of Hearing:

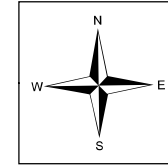
January 26, 2021

Owner(s):

RIECKMANN, JASON

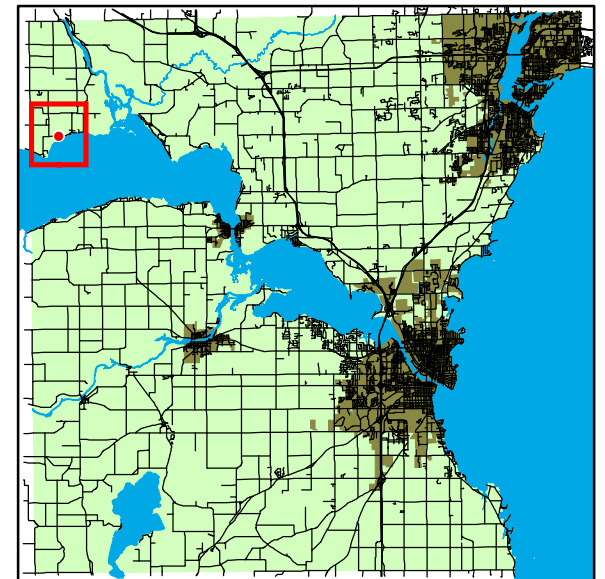
Subject Parcel(s):

0320629(P)



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

HEARING DATE: January 26, 2021

To Whom It May Concern:

Below is a Notice of Public Hearing being published in the Oshkosh Northwestern. The Notice presents a general description of a proposed action, which is regulated by the Winnebago County Town/County Zoning Ordinance. This application or petition for action affects area in the immediate vicinity of property, which you own.

NOTICE OF PUBLIC HEARING

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Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 871 5675 1307

Passcode: 136328

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<https://www.co.winnebago.wi.us/planning-and-zoning> .

DESCRIPTION OF SUBJECT SITE:

Applicant(s): STAFFORD, JENNIFER M ; STAFFORD, RANDY

Agent(s):

Location of Premises Affected: 4237 STATE RD 21

Legal Description: Being all of Lot 3 of CSM-6162 located in part of the NW 1/4 of the SW 1/4, Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Tax Parcel No.: 002-018503

EXPLANATION: Applicant is requesting an expansion of an existing PDD to include additional living quarters in an attached shed and an outdoor kitchen, pergola and composting washroom.

For further detailed information concerning this notice, contact to Town Clerk or the Winnebago County Zoning Office.

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

STAFF REPORT TO: Planning & Zoning Committee

HEARING DATE: January 26, 2021

FILE NUMBER: 2021-PDD-5550

TAX PARCEL NO: 002-018503

SUBJECT: PLANNED DEVELOPMENT DISTRICT REQUEST

- I. **EXPLANATION:** Applicant is requesting an expansion of an existing PDD to include additional living quarters in an attached shed and an outdoor kitchen, pergola and composting washroom.

II. **GEOGRAPHICAL BACKGROUND INFORMATION**

A. **Applicant(s):** STAFFORD, JENNIFER M ; STAFFORD, RANDY

B. **Agent(s):** NA

C. **Location:** 4237 STATE RD 21 OSHKOSH, WI 54904

D. **Legal Description:** Being all of Lot 3 of CSM-6162 located in part of the NW 1/4 of the SW 1/4, Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

E. **Sanitation:** ☐ Existing ☐ Required ☐ Municipal ☒ Private System

F. **OVERLAYS:**

Shoreland _____
Wetlands _____

Floodplain _____
Microwave _____

SWDD _____
Wittman Airport _____

G. **Current Zoning:** PDD Planned Development District,
Proposed: PDD Planned Development District,

H. **Existing Use of Property:** Duplex

I. **Proposed Use of Property:** additional living quarters, an outdoor kitchen, pergola and composting washroom.

J. **Surrounding Zoning & Uses:**

	Chapter 23
North	I-2
South	R-2
East	B-2; A-2
West	PDD

STAFF REPORT

Page 2

D-1 SECTION REFERENCE: Chapter 23.7-68 of Town/County Zoning Code

D-2 DESCRIBE EXISTING SITE CONDITIONS: Single family.

D-3 DESCRIBE THE PROPOSED PROJECT: Duplex, pergola, outdoor kitchen, and washroom composting.

D-4 DESCRIBE WHY THE CURRENT ZONING CLASSIFICATION IS NOT APPROPRIATE FOR PROPOSED PROJECT AND/OR EXISTING SITE CONDITIONS: Because Cary Rowe said to do so, and I am change this area from storage to living space as a duplex.

D-5 OTHER INFORMATION:

23.7-68 THE PLANNING AND ZONING COMMITTEE IN MAKING ITS DECISION SHALL CONSIDER THE FOLLOWING FACTORS:

- (1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed district is consistent with the county's comprehensive plan;
- (3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;
- (4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the effects of development within the proposed district on the natural environment;
- (6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;
- (7) the effects of development in the proposed district on public services and facilities;
- (8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;
- (9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;
- (10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (11) 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.

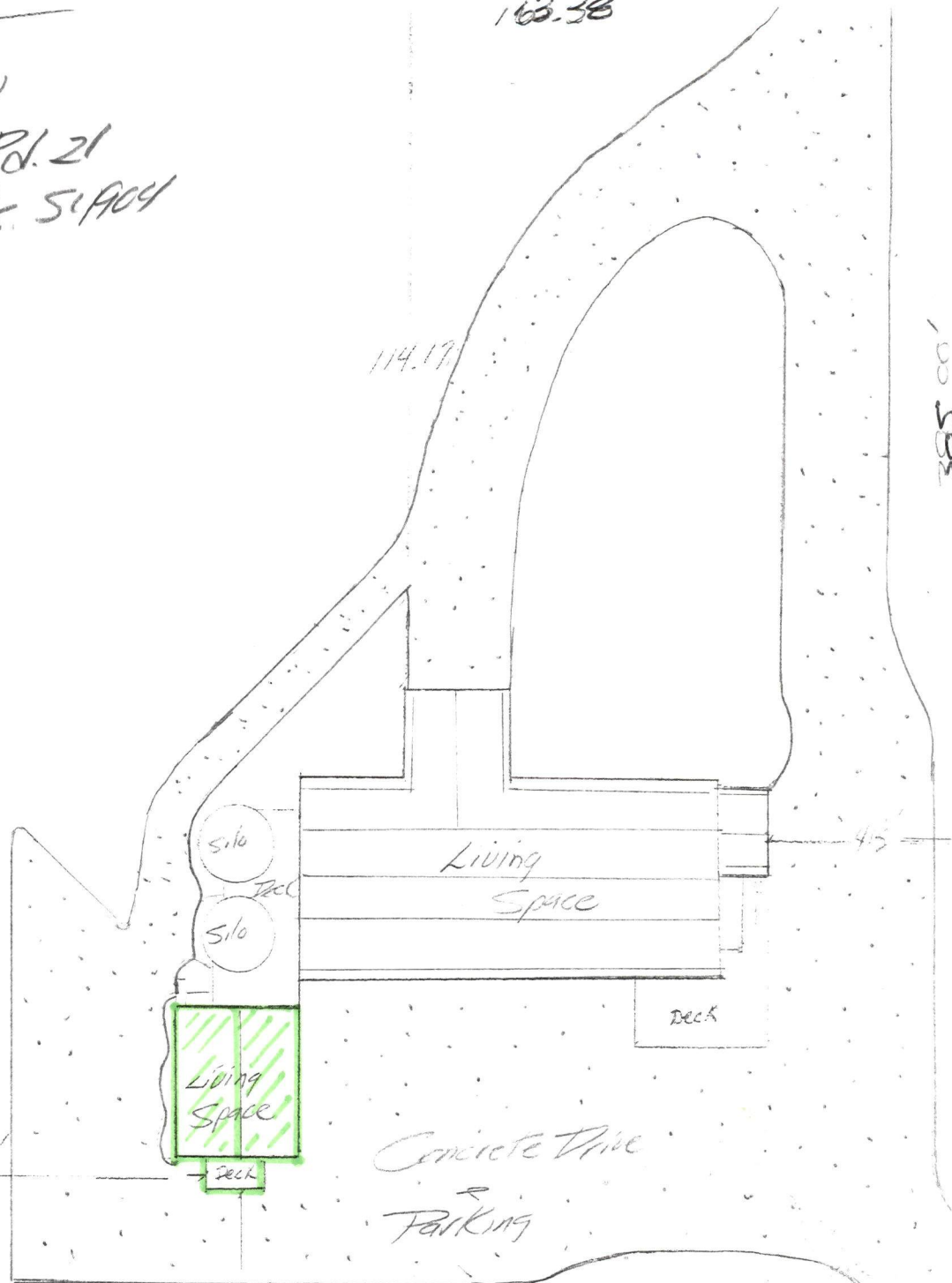
98.26'
Randy Stafford
4237 State Rd. 21
Oshkosh, WI 54904
379-5590

166.38

114.17

385.00'

373.52'



Proposed Area

Hobling Tanks

Gravel Drive

160'4"

Patio

Beach

Chicken Coop

Pond

Bergola

Outdoor Kitchen

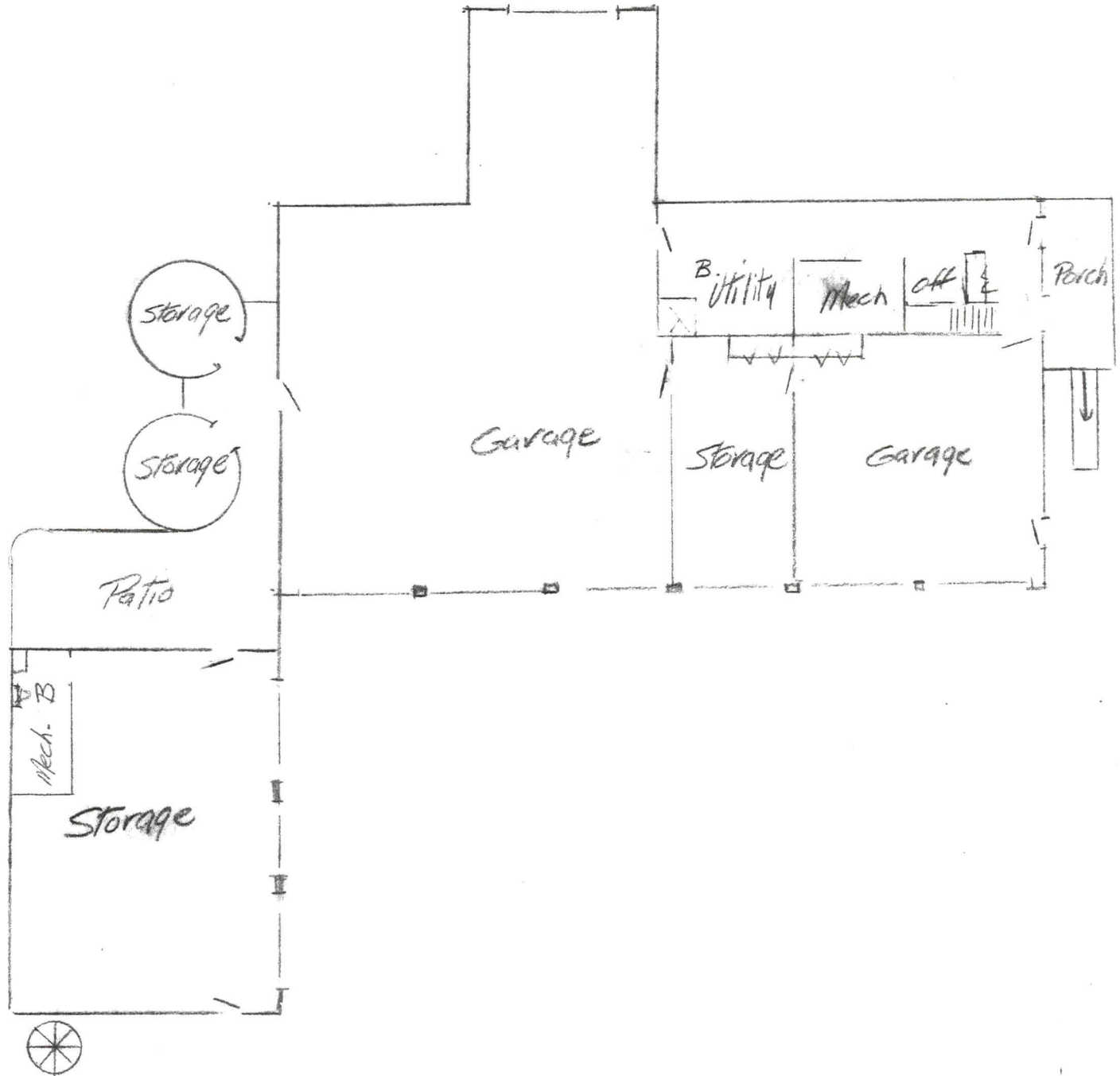
Wash room Composting

47

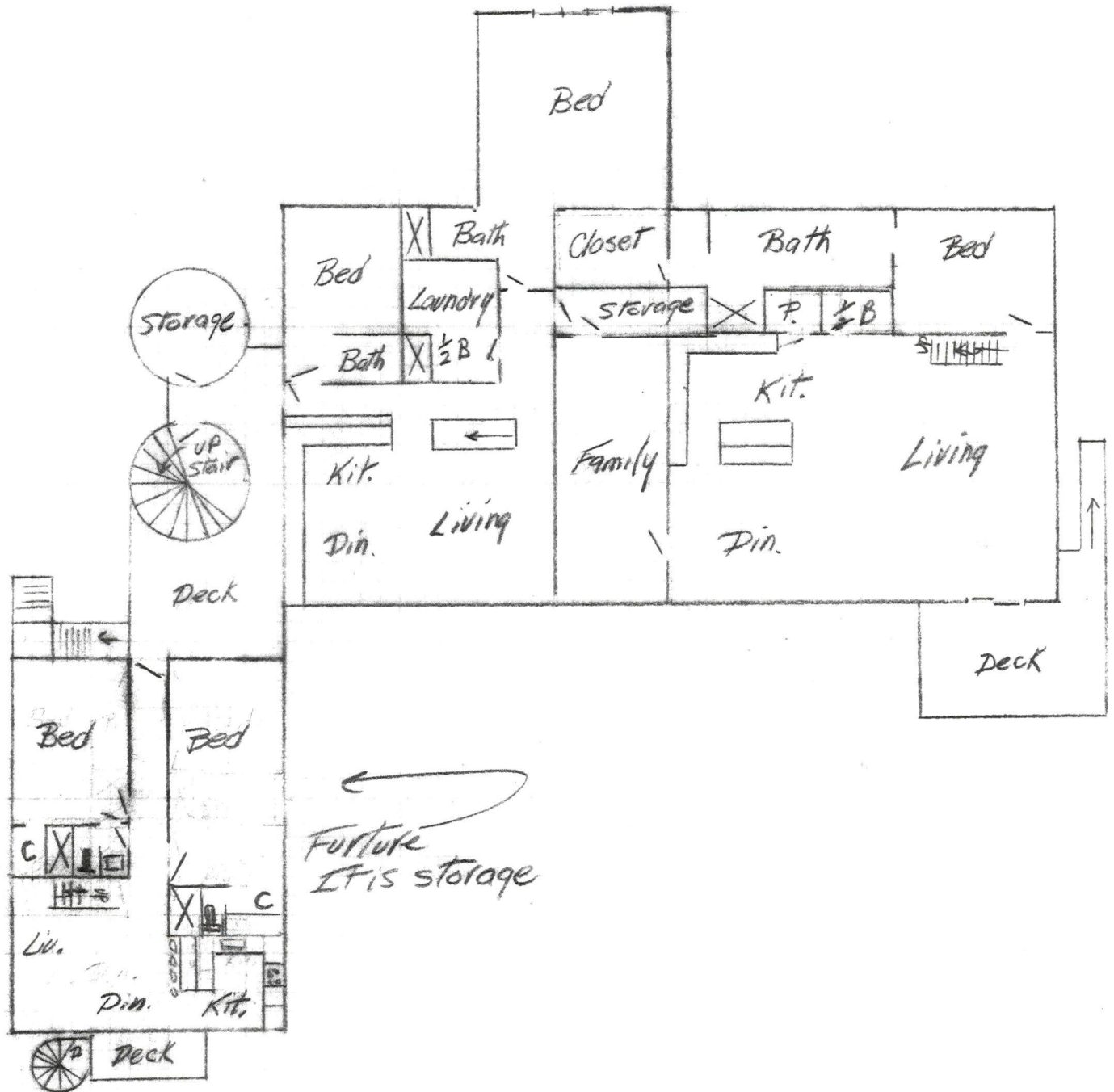
116 1/2'

N. GOUND

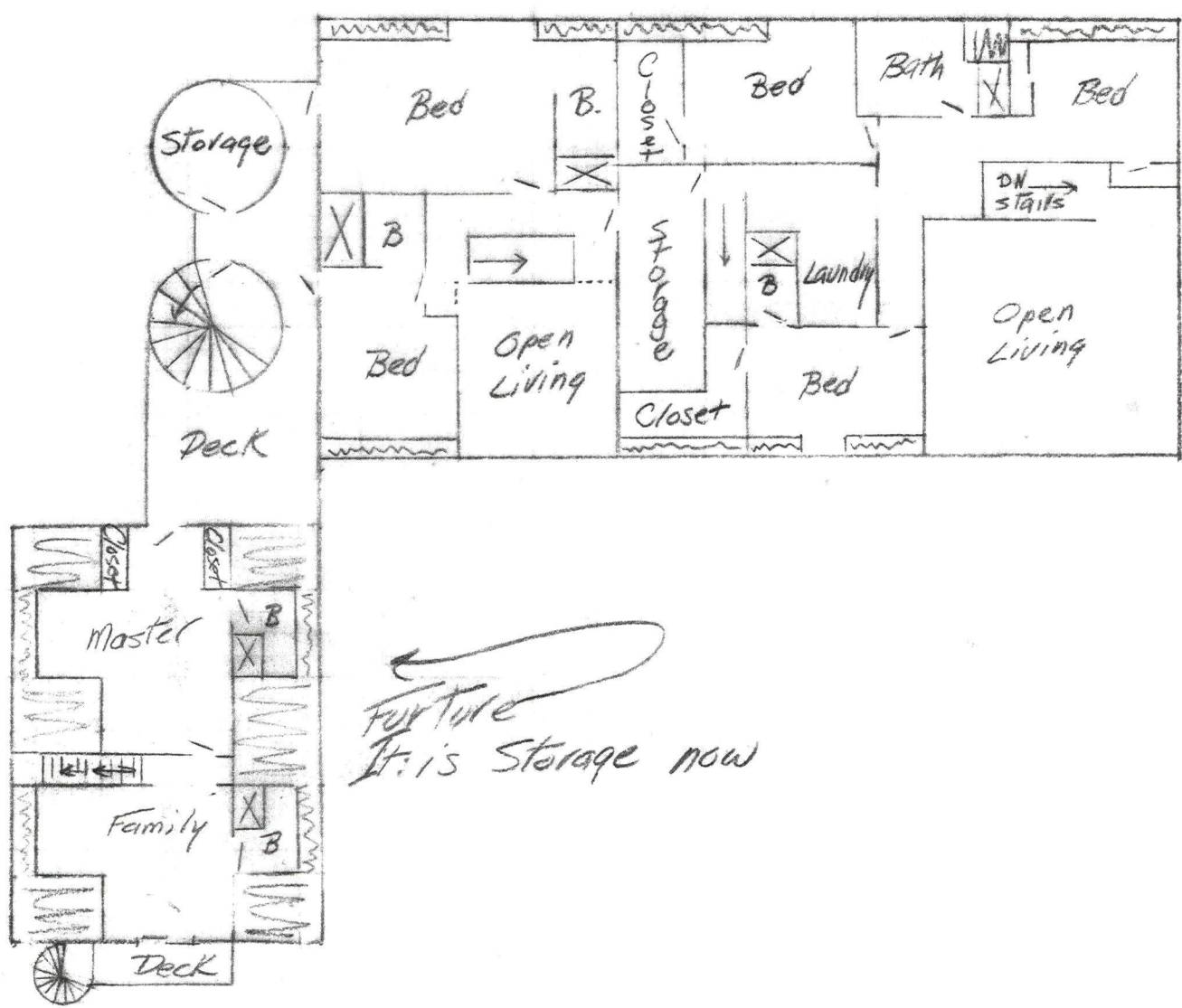
Randy D Stafford
4231 State Rd. 21
Oshkosh WI 54904
920-379-5590



N. 1st Floor

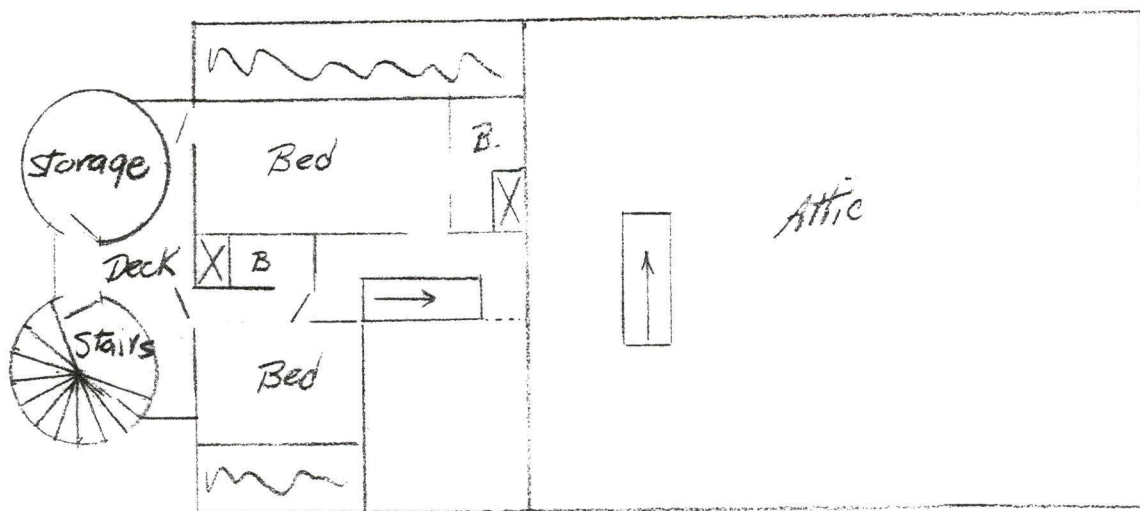


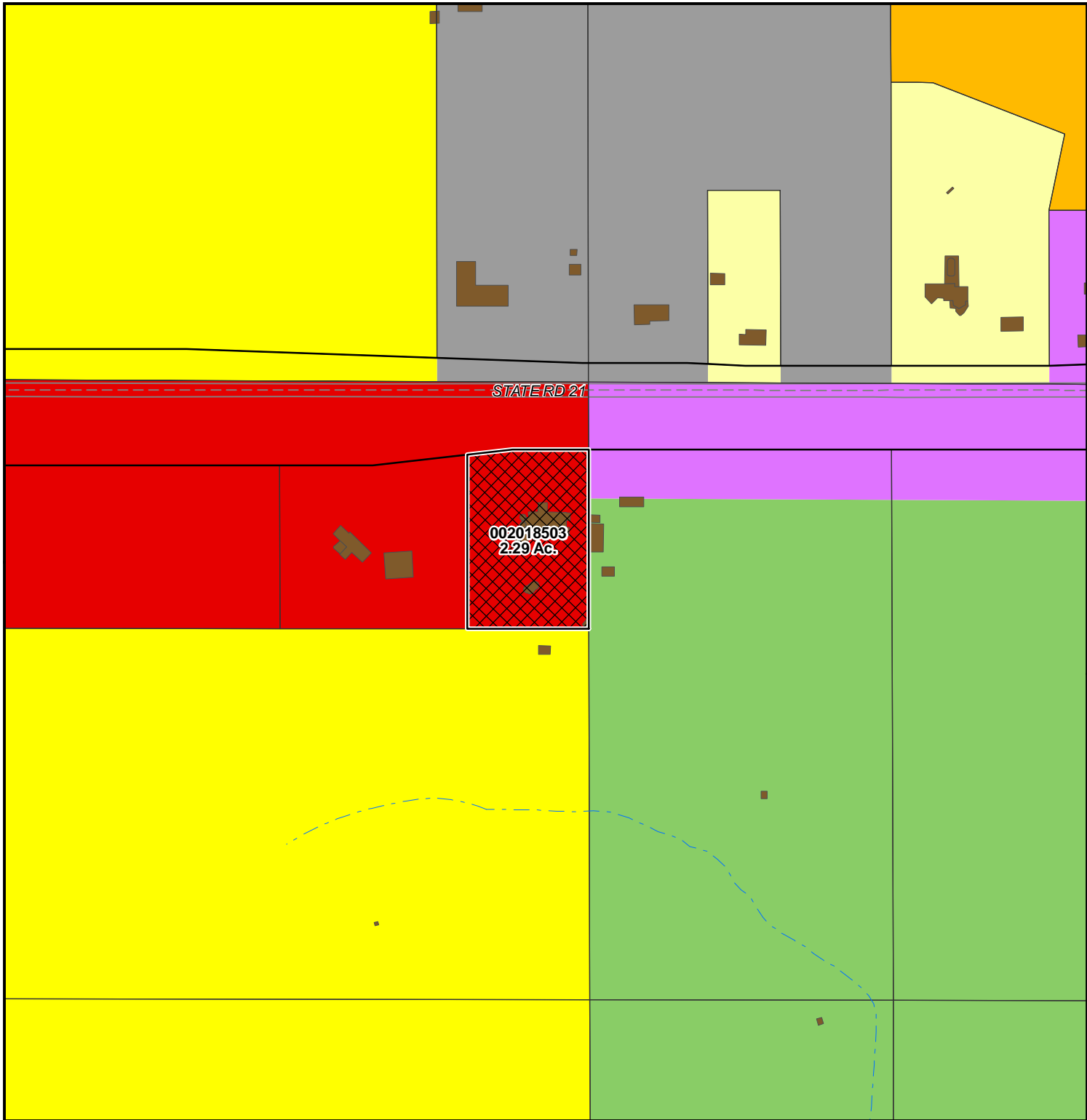
N. 2nd Floor



Future
It is Storage now

N 3rd Floor





Application #21-PDD-5550

Date of Hearing:

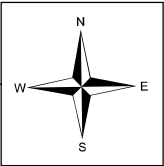
January 26, 2021

Owner(s):

STAFFORD, RANDY D /
STAFFORD, JENNIFER M

Subject Parcel(s):

002018503



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 #21-PDD-5550

Date of Hearing:

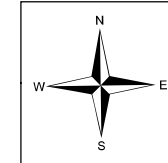
January 26, 2021

Owner(s):

**STAFFORD, RANDY D /
STAFFORD, JENNIFER M**

Subject Parcel(s):

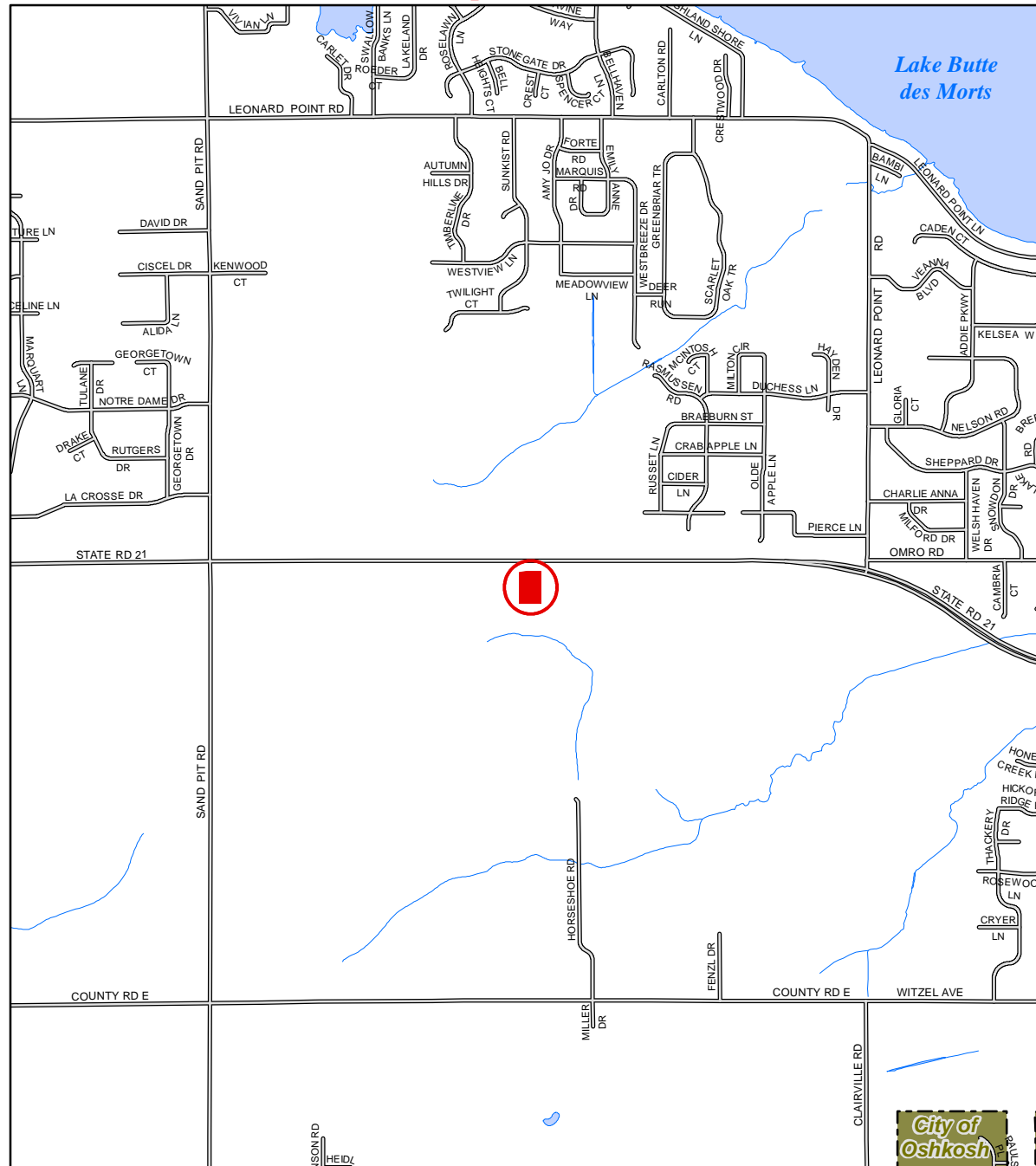
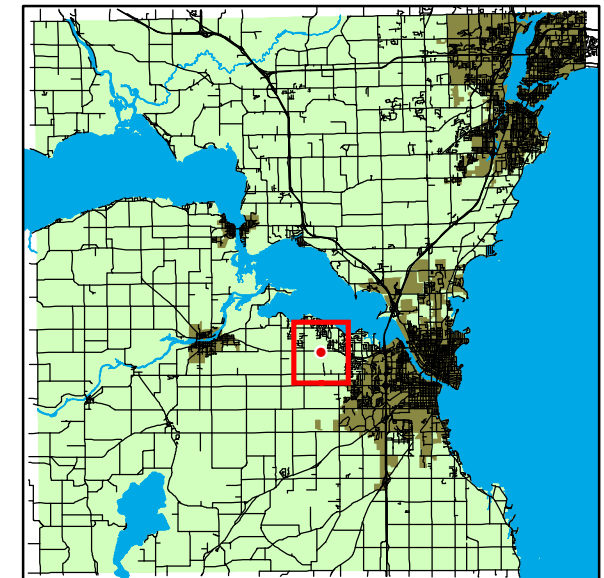
002018503



*Winnebago County
WINGS Project*



● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY