

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

9/25/2018

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 9/25/2018 at 6:30 p.m. 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 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.: 2018-ZC-4590

Applicant: INTEGRITY CONSTRUCTION - WERTH, MICHAEL

Agent: None

Location of Premises: 6811 WOODENSHOE RD
NEENAH, WI 54956

Tax Parcel No.: 026-0256-02

Legal Description:

Being all of Lot 1 of CSM-7383, located in the NE 1/4 of the NE 1/4, Section 12, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from A-2 (General Agriculture) to R-2 (Suburban Residential) to create a residential lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland
Wetlands

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

Surrounding Zoning:

North: A-2
South: A-2
East: City
West: A-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Single family residential.

Describe Proposed Use(s): Single family residential.

Describe The Essential Services For Present And Future Uses:

The essential services are currently being provided to the property, being Woodenshoe Road and existing private well and septic systems.

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

The proposed use will stay single family residential. The rezone is being requested to comply with the zoning requirements for proposed Lot 1.

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

The proposed use is consistent with the existing uses along Woodenshoe Road.

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.

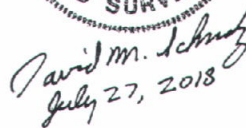
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

200 100 0 200

BEARINGS ARE REFERENCED TO THE
EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 12, TOWNSHIP 19 NORTH,
RANGE 16 EAST, WHICH BEARS
S00°36'47"E PER WINNEBAGO COUNTY
COORDINATE SYSTEM.



DOCUMENT
No. 1712550

CSM No.
1704

1 1/4" REBAR
FOUND
S88°39'15"W,
0.45 FEET FROM
COMPUTED
LOCATION

21,857 S.F.
0.502 ACRES
DEDICATED TO
THE PUBLIC

100' OFFICIALLY
MAPPED RIGHT
OF WAY

ENTERLINE OF INTERMITTENT STREAMS

636.19
INE
376.10'

T 1

T 1
S.F.±

666

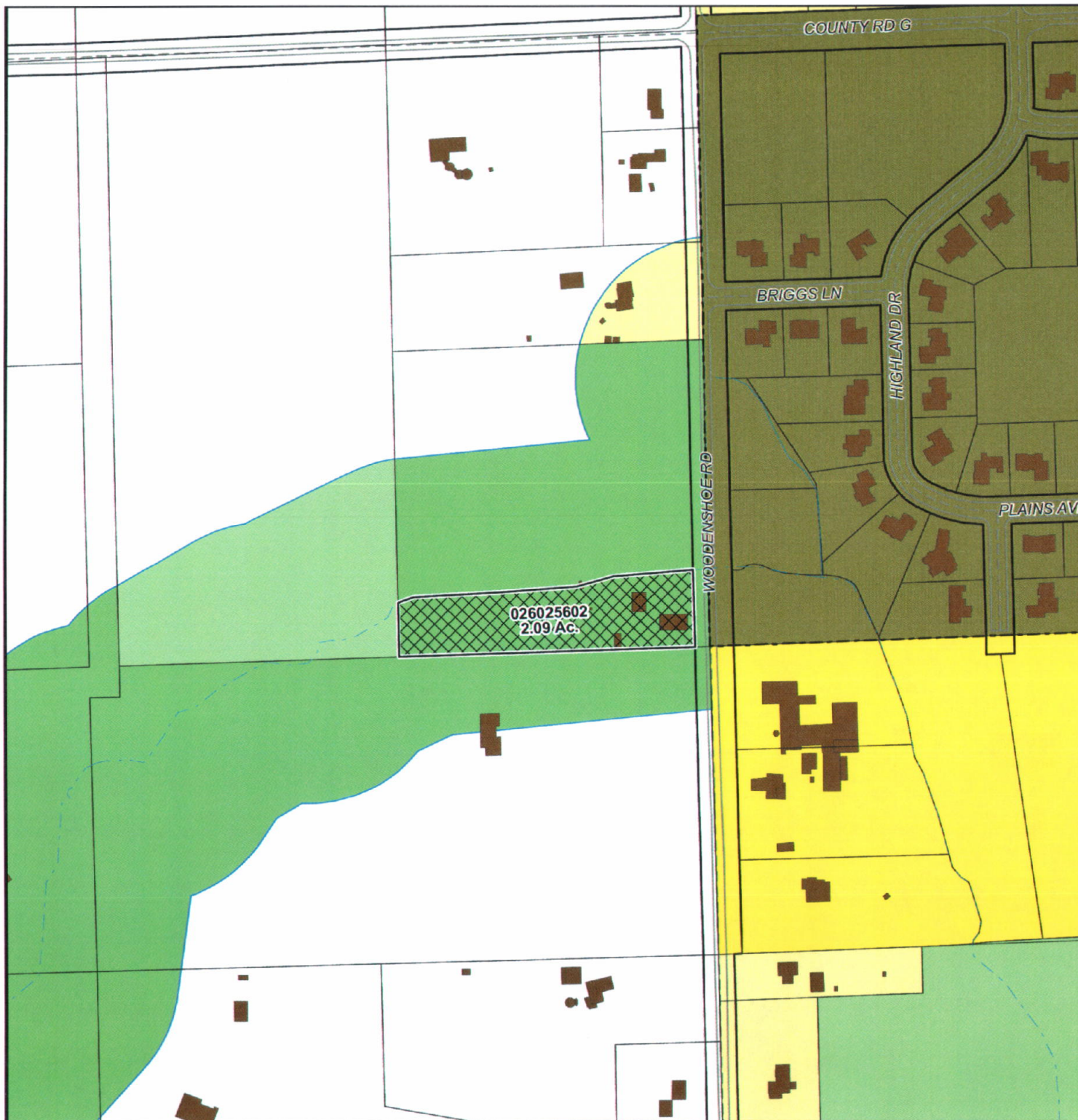
LOT 2
CSM No. 2931

EAST 1/4 CORNER
SEC. 12, T.19N., R.16E.
BERNTSEN MON. FOUND

- DRAFTED BY: COREY KALKOFEN

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

cskalkolator, Wt: PROJEKTS\0908\917008868\CADD\Civil3D\Survey Documents\CSM\STOVKEN PROPERTY\CSM.dwg, sheet 1, Plot Date: 7/26/2018 2:43 PM, xrefs: (ncd_co-winnepogo_2017_02, hydraulic_co-winnepogo_2017_02, parcels_w_cities_co-winnepogo_2016_0)



Application #18-ZC-4590

Date of Hearing:

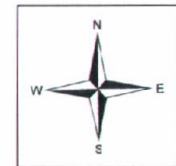
September 25, 2018

Owner(s):

Integrity Construction LLC

Subject Parcel(s):

026025602



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

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Date of Hearing:

September 25, 2018

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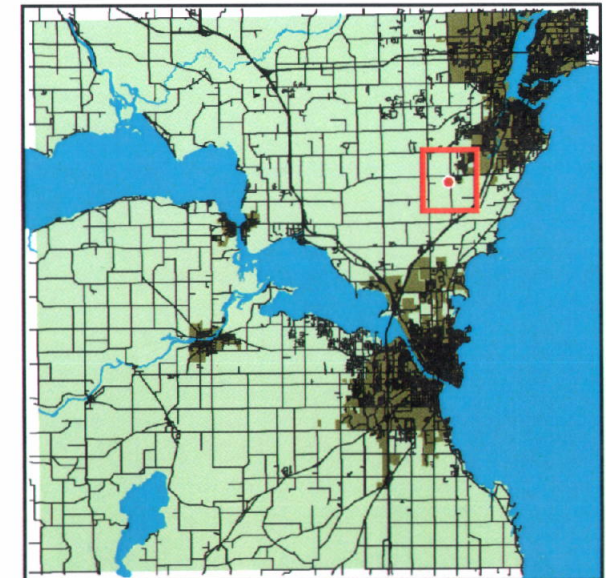
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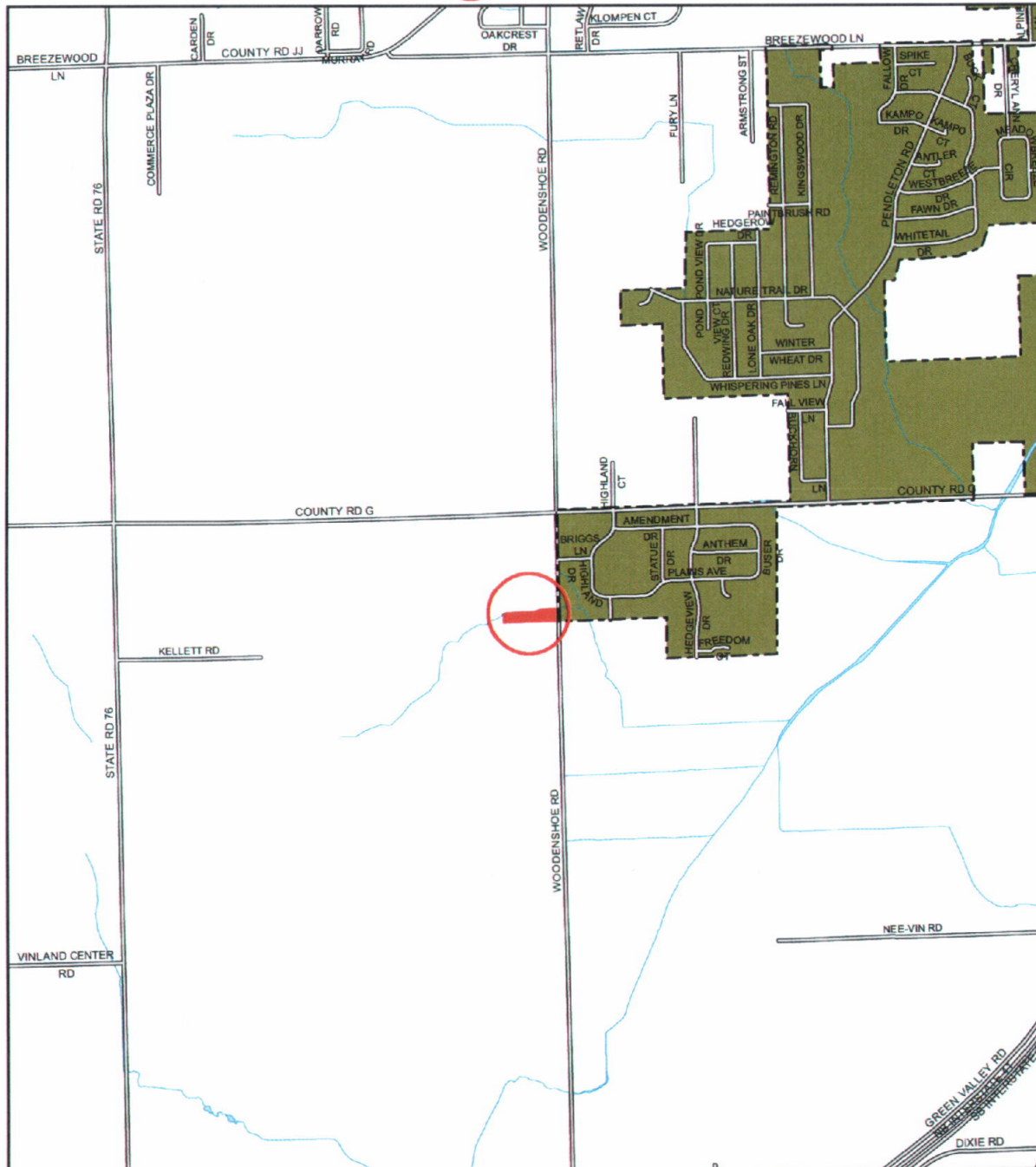


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet