

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 4/29/2020

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 4/29/2020 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.: 2020-ZC-5310

Applicant: POTRATZ, MATTHEW J POTRATZ, MEGAN J

Agent: None

Location of Premises: 3508 BLACK WOLF AVE

Tax Parcel No.: 012-039901

Legal Description:

Being all of Lot 1 of CSM-7559, located in the SE 1/4 of the SW 1/4, Section 22, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a Zoning Change/Map Amendment from A-1(Agribusiness) to A-2(General Agriculture) for the construction of a single-family home.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland Wetlands

Current Zoning:

A-1 Agribusiness

Proposed Zoning:

A-2 General Agriculture

Surrounding Zoning:

North: A-1

South: A-1

East: A-1

West: A-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Farmland

Describe Proposed Use(s):

Building a new single family home. Rest will remain farmland.

Describe the Essential Services For Present And Future Uses:

Continue to farm the remaining land.

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

It will be the best value to keep it in farmland.

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

Keep it in farm land and continue farming.

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.

Application #20-ZC-5310

Date of Hearing:

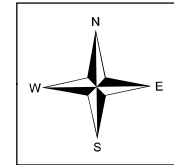
April 29, 2020

Owner(s):

Potratz, Matthew James /
Potratz, Megan Jane

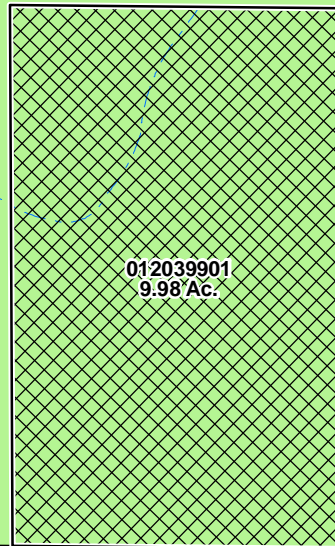
Subject Parcel(s):

012039901



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 #20-ZC-5310

Date of Hearing:

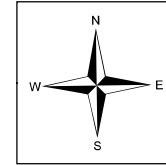
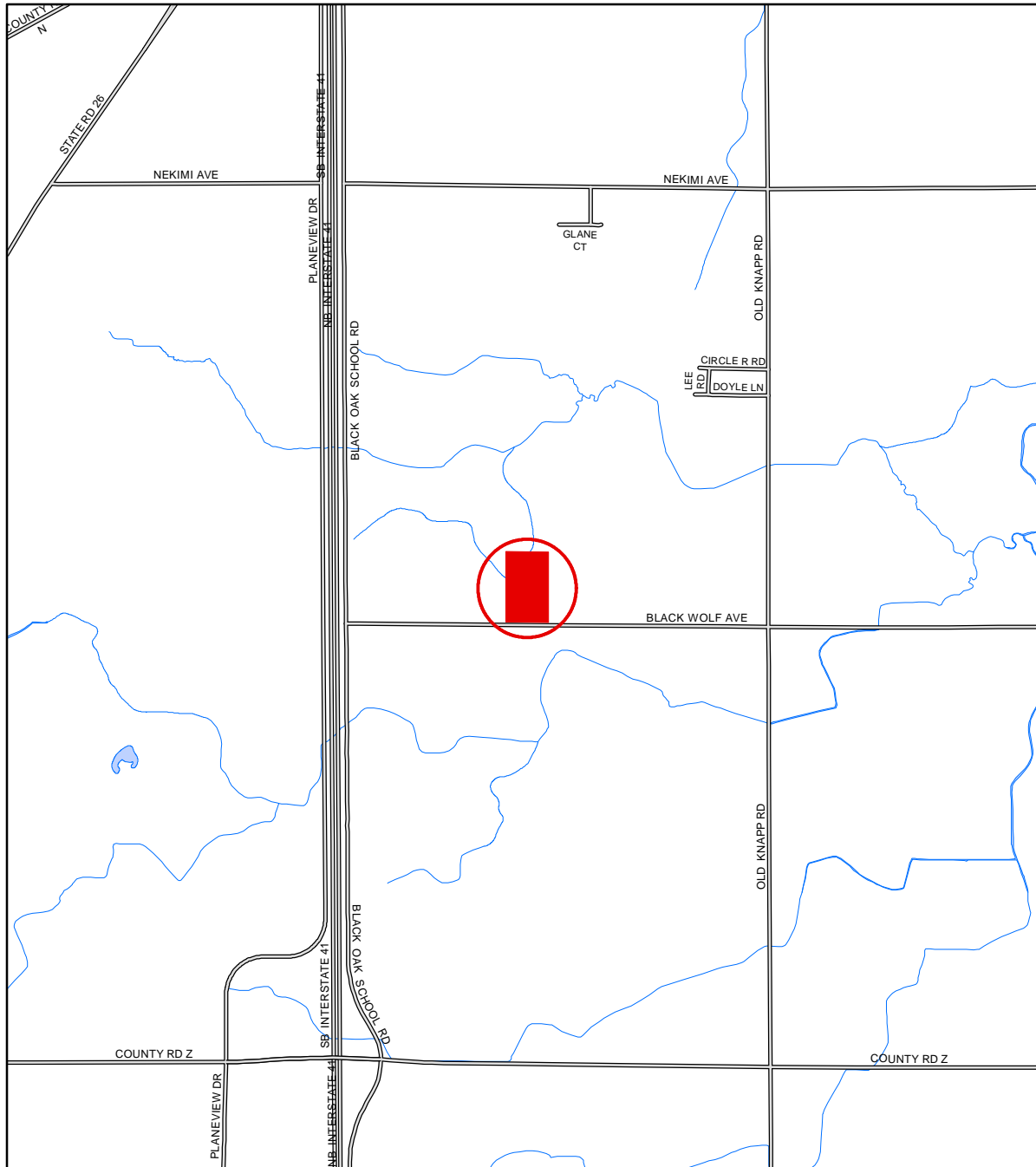
April 29, 2020

Owner(s):

Potratz, Matthew James / Potratz, Megan Jane

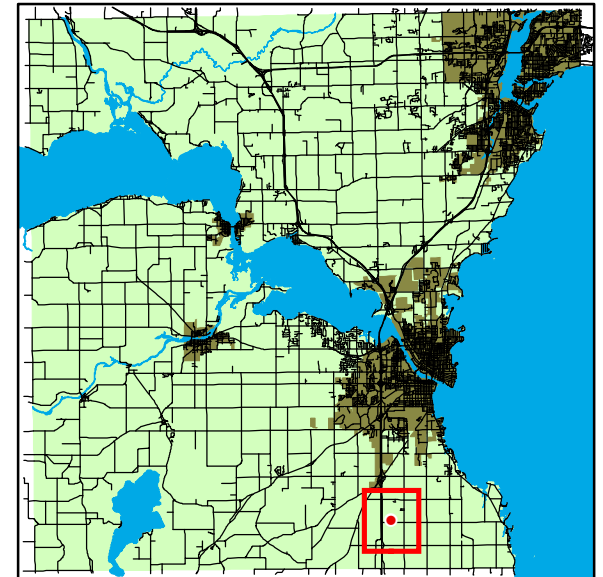
Subject Parcel(s):

012039901



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

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.: 2020-ZC-5320

Applicant: BRENNAND, EILEEN E; BRENNAND, MICHAEL; BRENNAND, PATRICK; WEGENER, MARY

Agent: BRENNAND, PATRICK

Location of Premises: 4633 9TH ST RD, OSHKOSH, WI 54904

Tax Parcel No.: 002-035901, 002-0359

Legal Description:

Being part of the NW 1/4 of the NE 1/4, Section 30, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Change/Map Amendment from A-2(General Agriculture) to R-1(Rural Residential) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Existing System, Private System

Overlays: Shoreland Wetlands

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

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning:

North: R-1

South: A-2

East: A-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Residential Home

Describe Proposed Use(s):

Zoning changed required to eliminate dual zoning, caused by increasing lot size from new proposed CSM. Original half acre to one acre. This was done to put the garage on the same parcel as the house.

Describe The Essential Services For Present And Future Uses: All essential services are present.

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

Proposed change corrects the garage not being on the same parcel as the house. Increased lot size will be needed if private sewer system needs to be replaced.

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

Proposed use of property will not change and is compatible with surrounding land 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:

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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

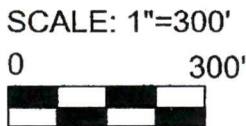
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.



RIPON LAND SURVEYING

827 W. Fond du Lac St.
Ripon, Wisconsin 54971
Phone (920) 748-9696

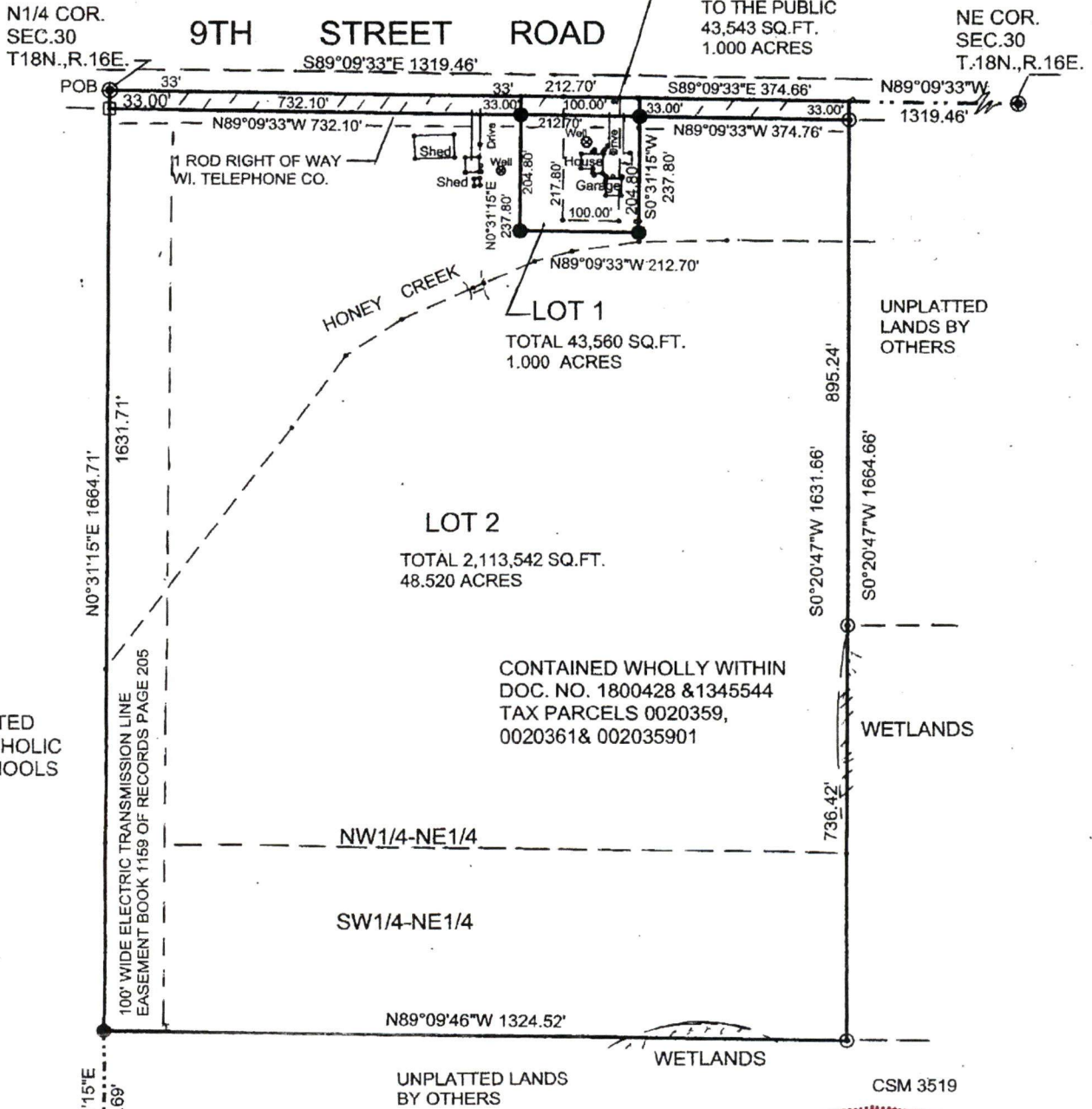
BEARINGS REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 30 RECORDED AS S89°09'33"E ON SECTION SUMMARY



CERTIFIED SURVEY MAP FOR MARY M. WEGENER AND EILEEN E. BRENNAND ET AL LOCATED IN THE NW1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 30, T.18N., R.16E., TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

OWNER: MARY M. WEGENER, EILEEN E. BRENNAND
MICHAEL G. BRENNAND AND PATRICK J. BRENNAND
4633 9TH STREET ROAD
OSHKOSH, WI. 54904

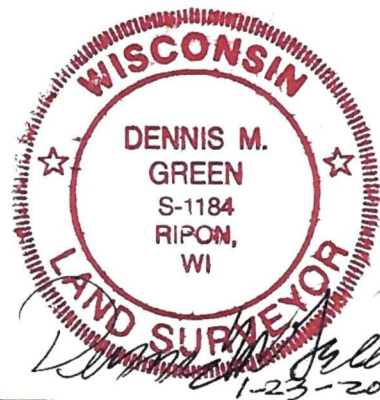
WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____ VOLUME _____ PAGE _____



UNITED CATHOLIC SCHOOLS

LEGEND

- ⊕ SECTION CORNER MONUMENT ALUM CAP FOUND
 - ⊙ 1" DIA. IRON PIPE FOUND
 - 3/4" DIA. REBAR FOUND
 - 3/4"X24" IRON REBAR, 1.50lb/ft SET
- CENTER SEC. 30



Application #20-ZC-5320

Date of Hearing:

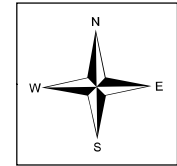
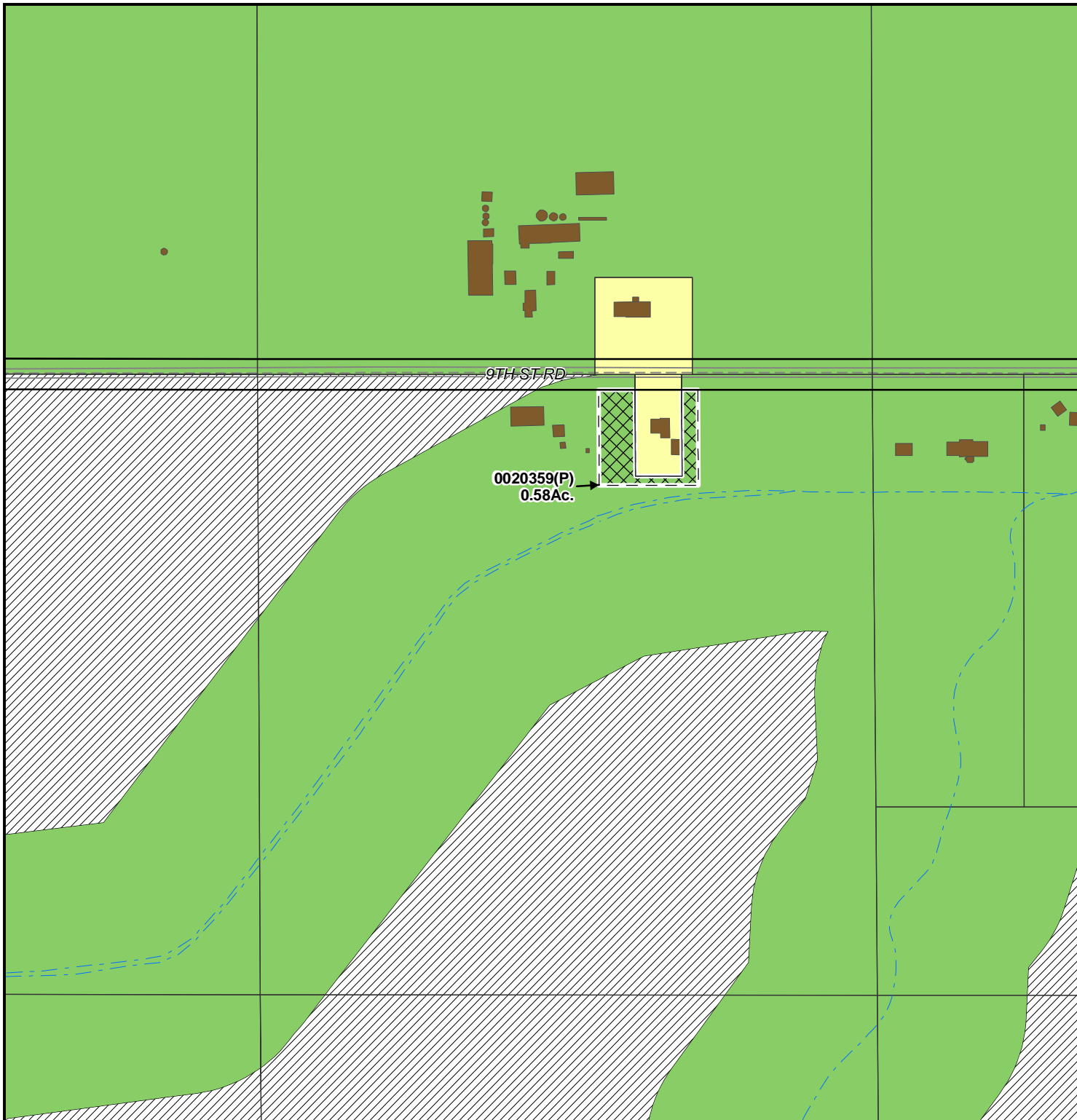
April 29, 2020

Owner(s):

Wegener, Mary M /
Brennand, Patrick J/ et al.

Subject Parcel(s):

0020359(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

BRIAN P. O'ROURKE
Associate Planner



112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

March 9th, 2020

TO: Winnebago County Property Owner

FROM: Land Use Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Ormand Beach Heights First Addition
(Town of Omro)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on April 29th, 2020, at 6:30 P.M. in the 1st Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: North of 4922 Leonards Point Road, East of Swallow Banks Lane, South of Lakeland Dr.

Proposed Use of Property: Residential

Applicant: Wildflowers Landscapers, LLC

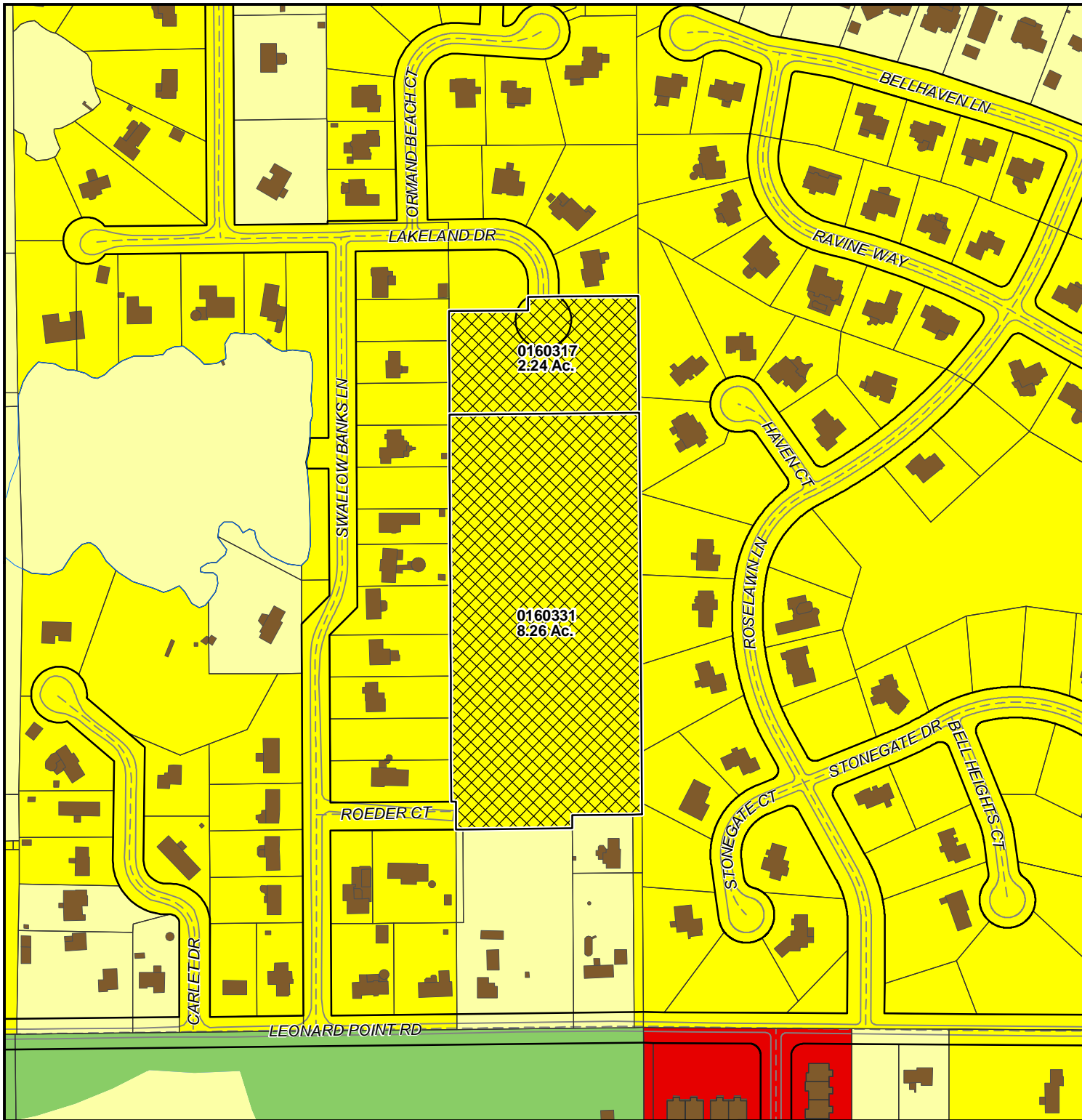
Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian O'Rourke".

Brian O'Rourke, AICP
Land Use Planner

Cc: Applicant – Mr. Mitch Nordahl (via email), Jim Smith, Martenson & Eisele, Inc., 101 Main St, Omro, WI, 54963 (via email)



Application #20-P-001

Date of Hearing:

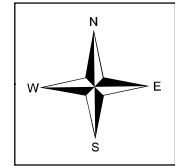
April 28, 2020

Owner(s):

Winnebago County

Subject Parcel(s):

0160317 & 0160331



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

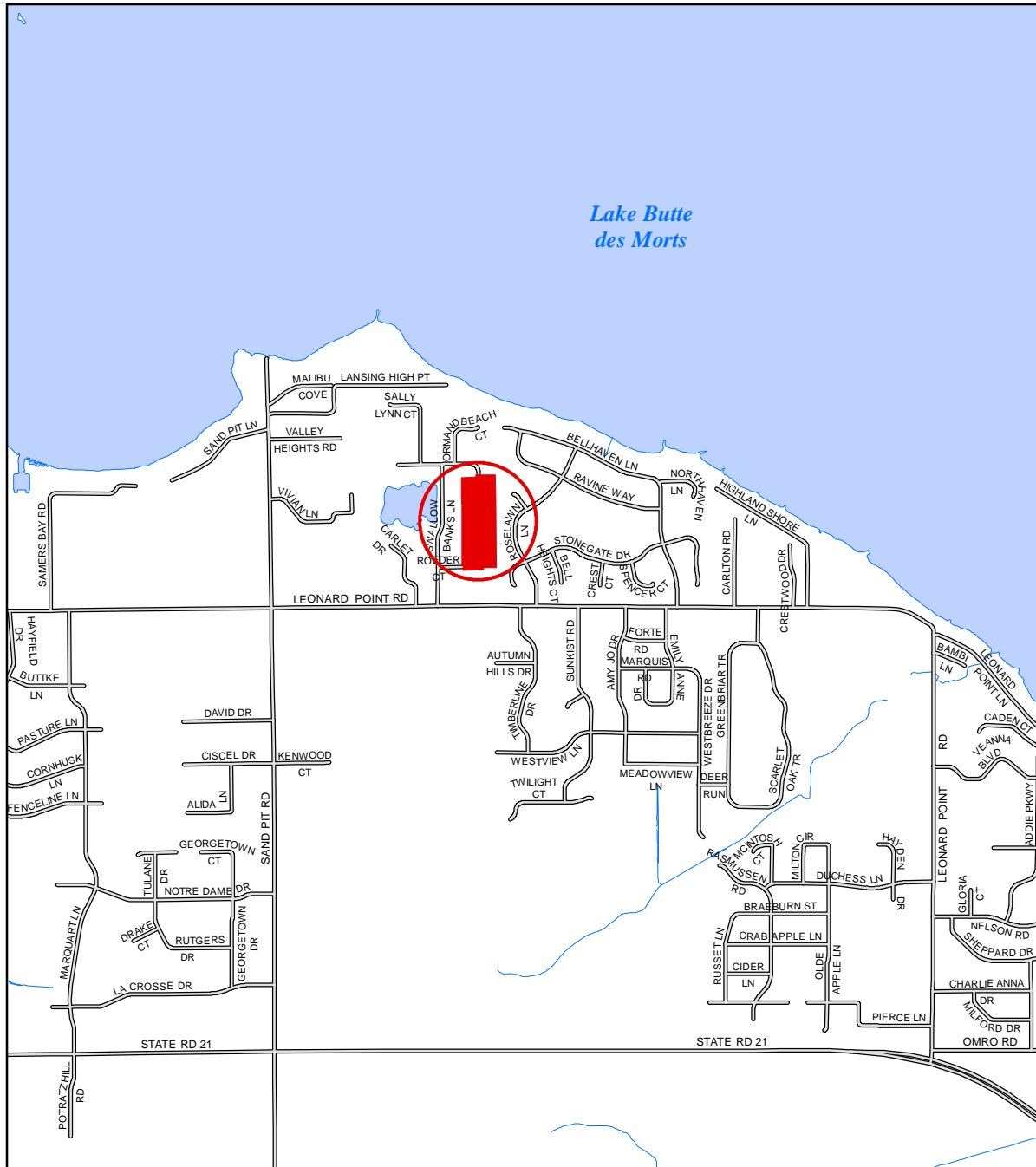
○ = SITE

Application #20-P-001

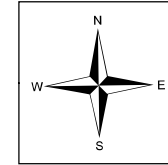
Date of Hearing:
April 28, 2020

Owner(s):
Winnebago County

Subject Parcel(s):
0160317 & 0160331

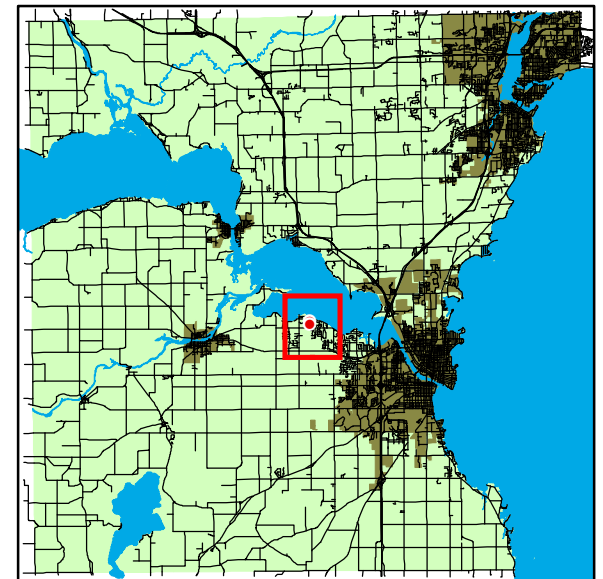


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