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 <u>Town/County Zoning Code</u>, 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

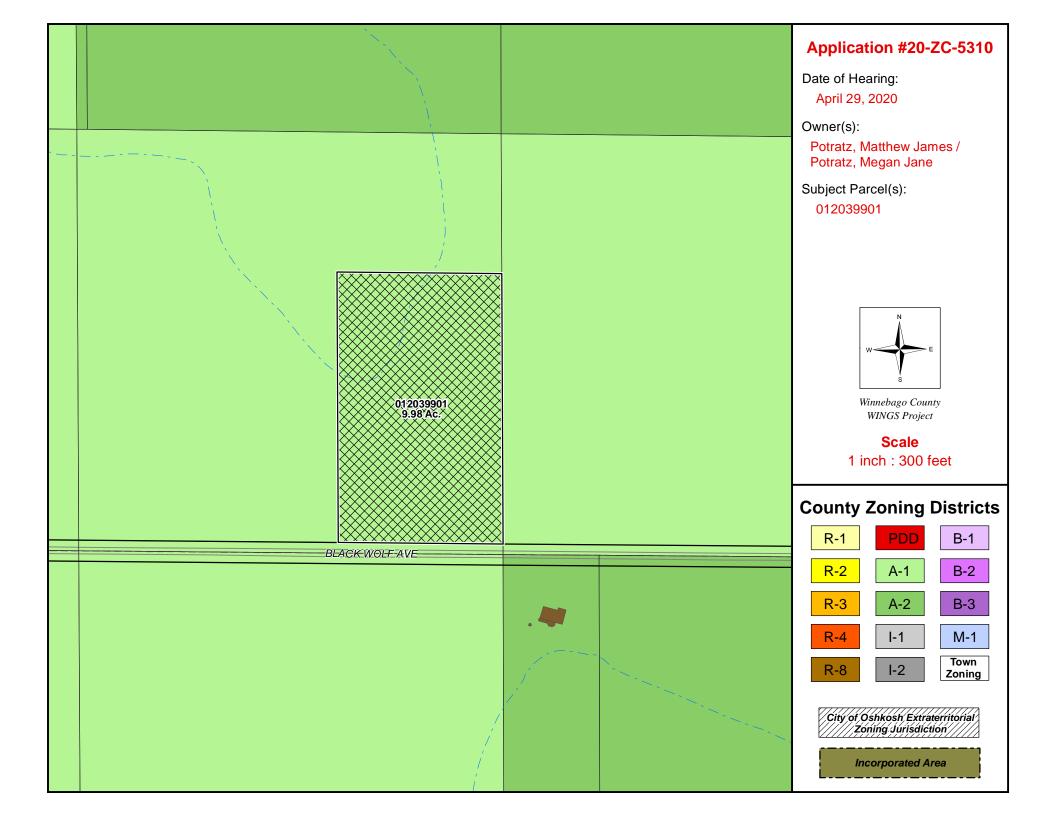
23.7-5 Basis of decision

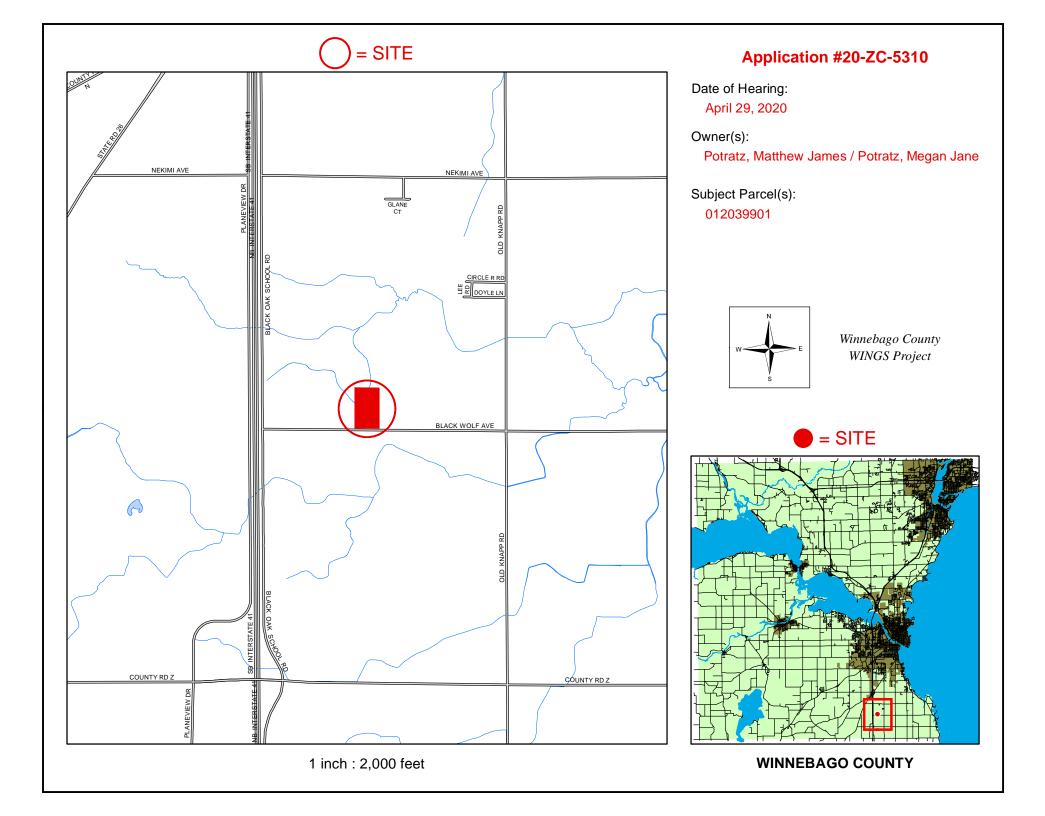
(b) **Zoning map amendment initiated by a property owner**. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors 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.





Winnebago County Planning and Zoning Department

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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 compatable with surrounding land uses.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

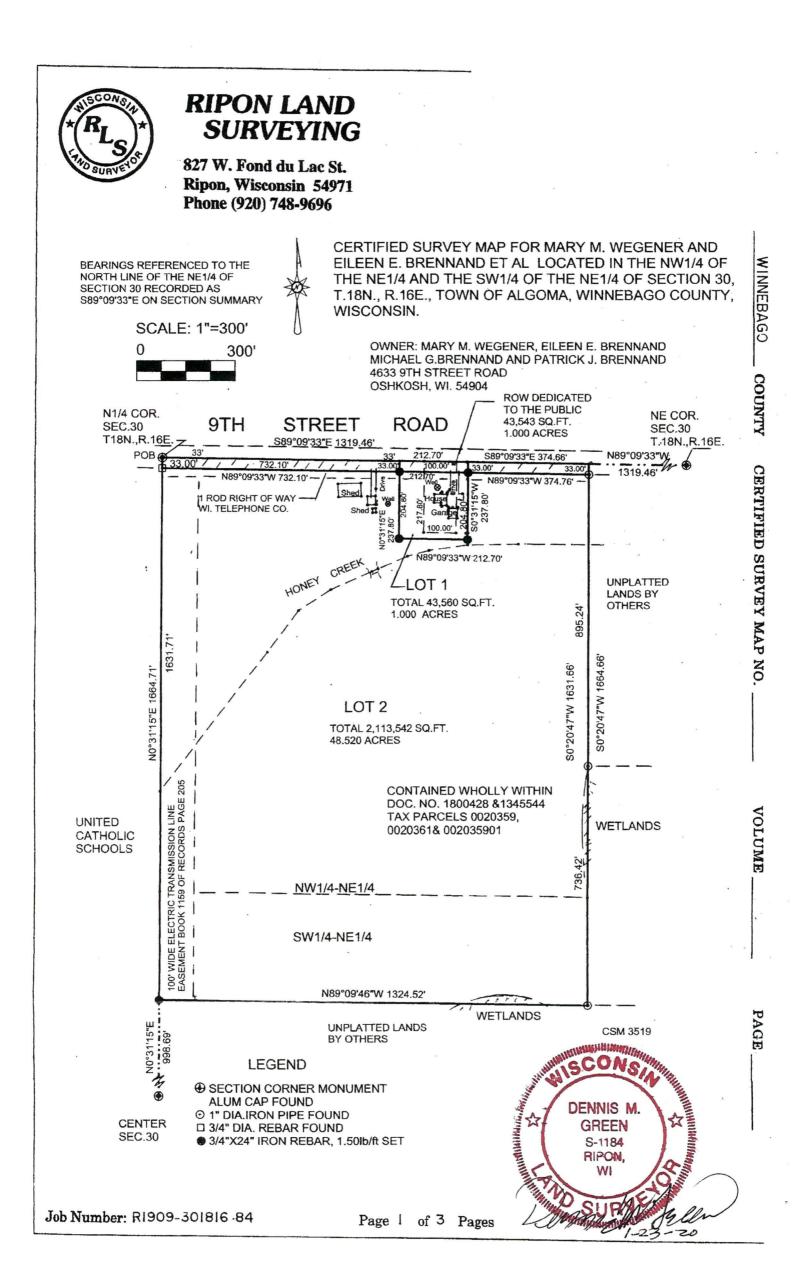
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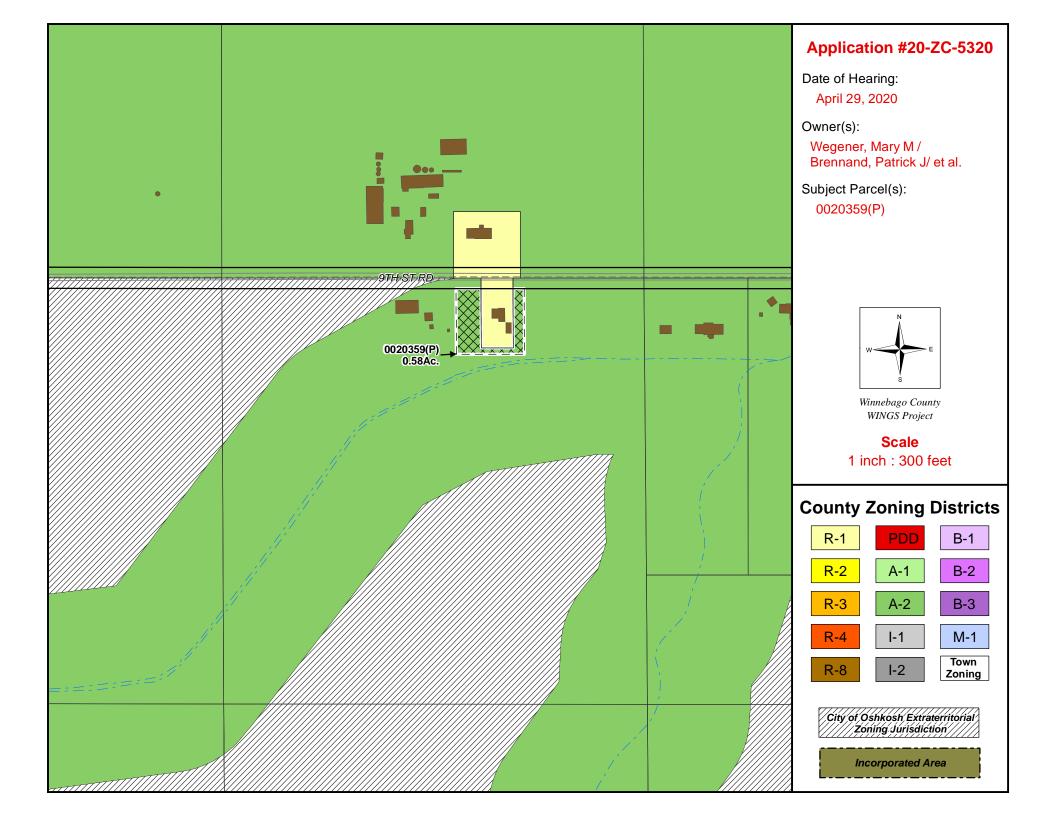
(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;

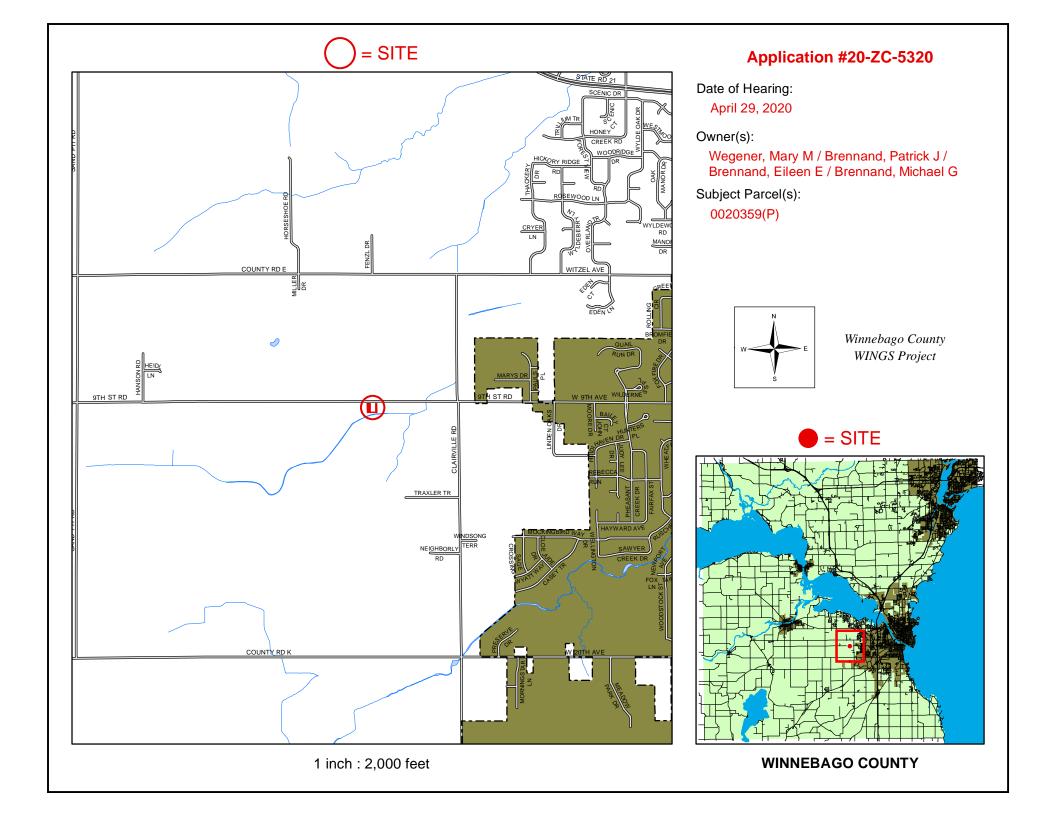
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and

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

LOG#6032









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

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

Zoningdepartment@co.winnebago.wi.us

Winnebago County Zoning Department

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 <u>April 29th, 2020</u>, 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,

B- GXL

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)

SURVEYOR'S CERTIFICATE I, ANDREW J. SHIE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:	ORMAND BEACH HEIGHTS	There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
THAT I HAVE SURVEYED, DIVIDED AND MAPPED "ORMAND BEACH HEIGHTS FIRST ADDITION", BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 5249, ALL OF LOT 1 OF CERTIFIED SURVEY MAP 5251, AND ALL OF LOT 15 OF "ORMAND BEACH HEIGHTS", BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 15 EAST, TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 44 MINUTES 27 SECONDS WEST 458.00 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 03 MINUTES 32 SECONDS WEST 150.00 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5249; THENCE SOUTH 00 DEGREES 44 MINUTES 27 SECONDS EAST 27.89 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5249; THENCE SOUTH 00 DEGREES 44 MINUTES 27 SECONDS EAST 27.89 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5249; THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST 10.23 FEET, ALONG THE SOUTH SECONDS WEST 60.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF ROEDER COURT; THENCE SOUTH 89 DEGREES 08 MINUTES 41 SECONDS WEST 10.23 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF ROEDER COURT; THENCE NORTH 00 DEGREES 37 MINUTES 14 SECONDS WEST 1185.38 FEET, ALONG THE EAST LINE OF "SWALLOW BANKS"; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS EAST 102.53 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKELAND DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKELAND DRIVE ON AN ARC OF A CURVE TO THE RIGHT 105.72 FEET, HAVING A RADIUS OF 67.00 FEET, WHOSE CHORD BEARS SOUTH 45 DEGREES 49 MINUTES 24.5 SECONDS EAST 95.09 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES	FIRST ADDITION ALL OF LOT 1 OF CERTIFIED SURVEY MAP 5249, ALL OF LOT 1 OF CERTIFIED SURVEY MAP 5251, AND ALL OF LOT 15 OF "ORMAND BEACH HEIGHTS", BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 15 EAST, IN THE TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN. UNNNEBAGO COUNTY COVENANTS MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN	Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified, 20 Department of Administration
	THE SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION. UNLESS OTHERWISE NOTED ON THE DRAINAGE PLAN WHICH HAS BEEN PREPARED FOR THIS SUBDIVISION AND WHICH HAS BEEN APPROVED BY THE TOWN OF OMRO.	WITNESS CORNER TO THE NORTHEAST CORNER SECTION 12, T18N R15E ALUMINUM MONUMENT
14 SECONDS EAST 35.54 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF LAKELAND DRIVE; THENCE NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST 237.86 FEET, ALONG THE SOUTH LINE OF LOT 14 OF SAID "ORMAND BEACH HEIGHTS; THENCE SOUTH 00 DEGREES 44 MINUTES 27 SECONDS EAST 1113.78 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, TO THE POINT OF BEGINNING.	PURSUANT TO SECTION 18.58 OF THE WINNEBAGO COUNTY LAND SUBDIVISION ORDINANCE, UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND WINNEBAGO COUNTY LAND AND WATER CONSERVATION DEPARTMENTS.	<u>14</u> 67-016
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF OWNER, SHOWN BELOW.	ROADS SHOWN TO THE EXTERIOR PROPERTY LINE (S) MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE, IT BEING THE INTENT OF THE RESTRICTION TO PREVENT ELIMINATION OF RIGHT-OF-WAY REQUIRED AS-A CONDITION OF PRELIMINARY PLAT APPROVAL BY WINNEBAGO COUNTY WITHOUT THEIR AUTHORIZATION.	N 89°22'46" E 237.86' 171.86'
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OMRO AND WINNEBAGO COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.	WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE	25 99 95 17,464 SQ. FT. 10 17,464 SQ. 10 17,464 SQ. 10 17,475 SQ. 10 17
GIVEN UNDER MY HAND THIS DAY OF	I HEREBY CERTIFY THAT THE PLAT OF ORMAND BEACH HEIGHTS FIRST ADDITION IN THE TOWN OF OMRO WAS APPROVED AND ACCEPTED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE ON THIS DAY OF	
ANDREW J. SHIE, REG. WI REGISTERED LAND SURVEYOR S-2504		N89'22'46"E
OWNER'S CERTIFICATE	CHAIRPERSON N89*22'46"E Yange 170.00' Yange	·• 35
AS OWNER I CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:	TOWN BOARD RESOLUTION:	9:101 17,486 SQ. FT. 101 10 10

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STATE OF WISCONSIN }		-	0.00	17,000 SQ. FT.	0.00		BACK	
SS: WINNEBAGO COUNTY }	·		10		10		N89*22'46"E	
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PERSONALLY CAME BEFORE ME THISDAY OF, THE ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.	EASEMENT/RESTRICTION RELEA	ASE BY APPROVAL AUTHORITY		N89*22'46"E				
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.	,		-	170.00' 9NT		10	33	2
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			00.0	17,000 SQ. FT.	00.			
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CONSENT OF CORPORATE MORTGAGEE		DA LES. PER LIN. FOOT	N N				N89*22'46"E	
ASSOCIATED BANK, NATIONAL ASSOCIATION, a Wisconsin State – chartered financial institution,	Δ 1-1/4" REBAR FOU	ND		N89*22'46"E			173.35'	
ganized and existing under and by virtue of the laws of State of Wisconsin, mortgagee of ove-described land, does hereby consent to the surveying, dividing, mapping and dedication	3" O.D. IRON PIPE			170.00'				
land described on this plat and does hereby consent to the above certificate of Judith A. owner.	□ 1-1/4" O.D. IRON F					0	29	26,
In witness whereof, the said ASSOCIATED BANK, NATIONAL ASSOCIATION, has caused these			0, 54	679 679		01.5	67 17,616 SQ. FT.	.10
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executed the foregoing instrument, and acknowledged that she executed the foregoing ment as such officer as the deed of the organization, by its authority.	All angular measurements have to the nearest 20 seconds a	ve been made			66		N89°22'46"E	
	to the nearest 20 seconds a to the nearest half second.	ind computed					173.77'	
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Notary Public, State of Wisconsin	are to be placed such that the	e installation		170.00'		lio		

