

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

4/30/2019

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 4/30/2019 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.:

2019-ZC-4760

Applicant:

PANSY, DONALD

PANSY, LANA

Agent:

None

Location of Premises:

1854 OAKRIDGE RD

NEENAH, WI 54956

Tax Parcel No.:

010-030202

Legal Description:

Being all of Lot 1 of CSM-1469 located in the SW 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning change/map amendment from R-1 (Rural Residential) to A-2 (General Agriculture) for the creation of a new lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential

Proposed Zoning:

A-2 General Agriculture

Surrounding Zoning:

North: A-2
South: A-2
East: A-2
West: R-1;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Primary residence - 1.86 acres.

Describe Proposed Use(s):

Primary residence, 1.86 - parcel number 010-0302-05 combined with 3.12 acre - parcel number 010-0302-05

Describe The Essential Services For Present And Future Uses:

All existing

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

To make a 5 acre farmette.

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

The two parcels that I would like to combine will remain the same for its uses. Leased to a farmer to raise crops.

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.

#26098

#5937

C. Rowe

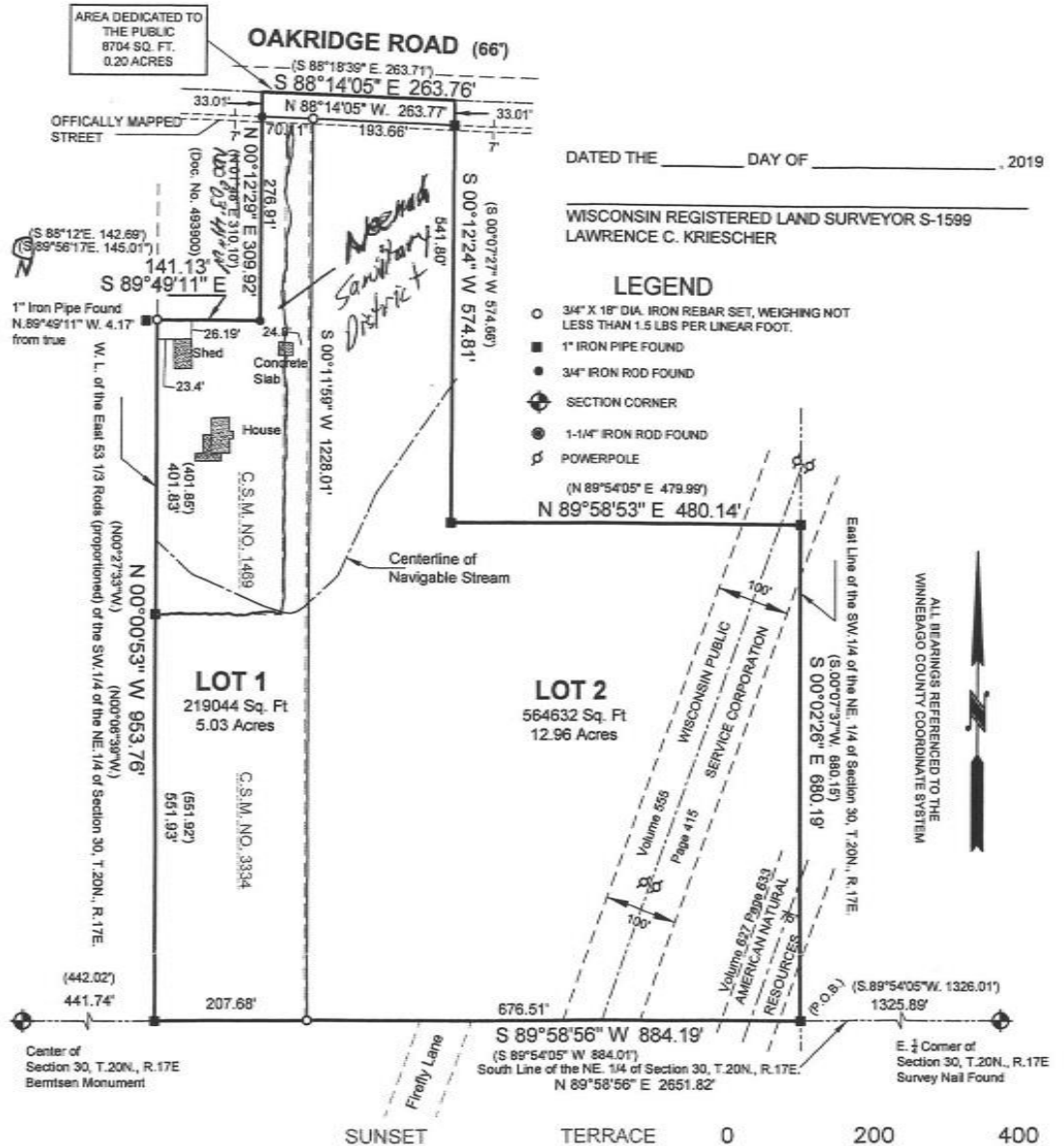
STATE OF WISCONSIN
WINNEBAGO COUNTY) SS

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 C.S.M. NO. 1469, ALL OF LOT 1 C.S.M. NO. 3334 AND A
PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30 T.20N., R.17E.
TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 3

SURVEY FOR: Donald and Alana Pansy
1854 Oakridge Road
Neenah, WI 54956



L.C. KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 2017-09-02
FILE NO. PANSY.DWG
NOTEBOOK: 9 PAGE: 34
DWG. NO. L-506

THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599

Application #19-ZC-4760

Date of Hearing:
April 30, 2019

Owner(s):
Pansy, Donald & Lana

Subject Parcel(s):
010030202



Winnebago County
WINGS Project

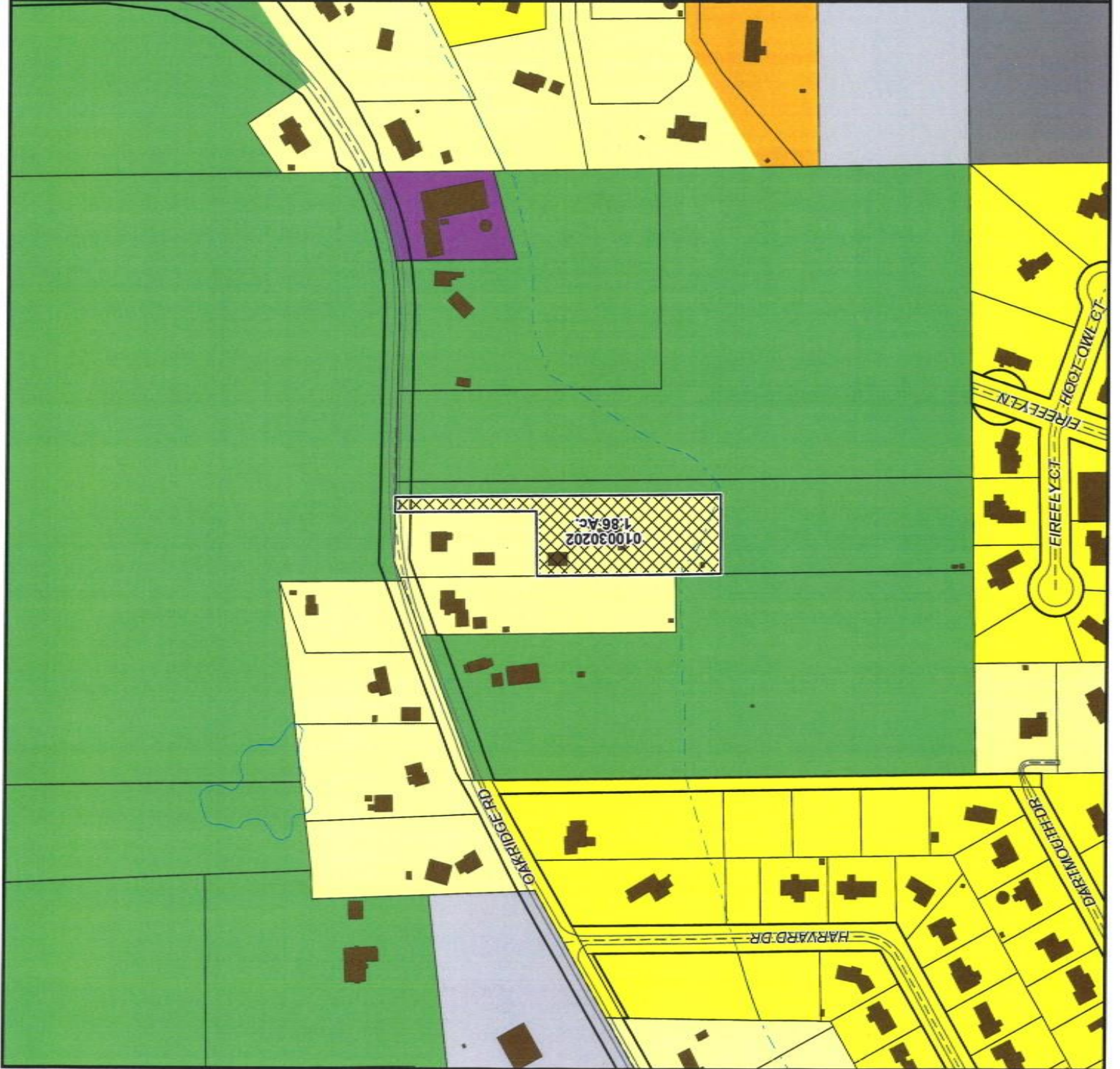
Scale
1 inch : 300 feet

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



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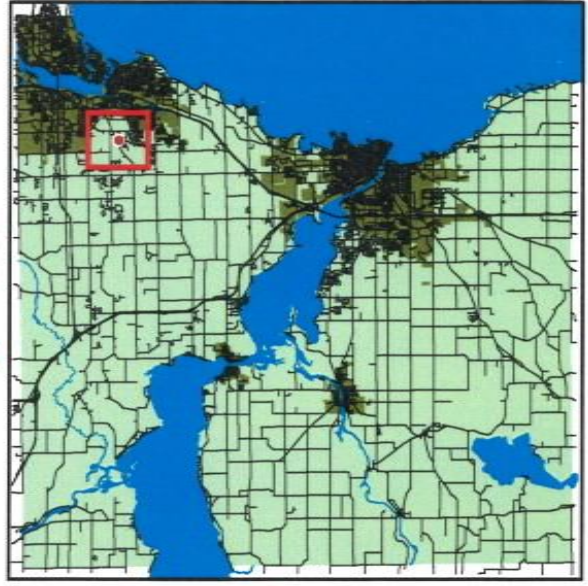
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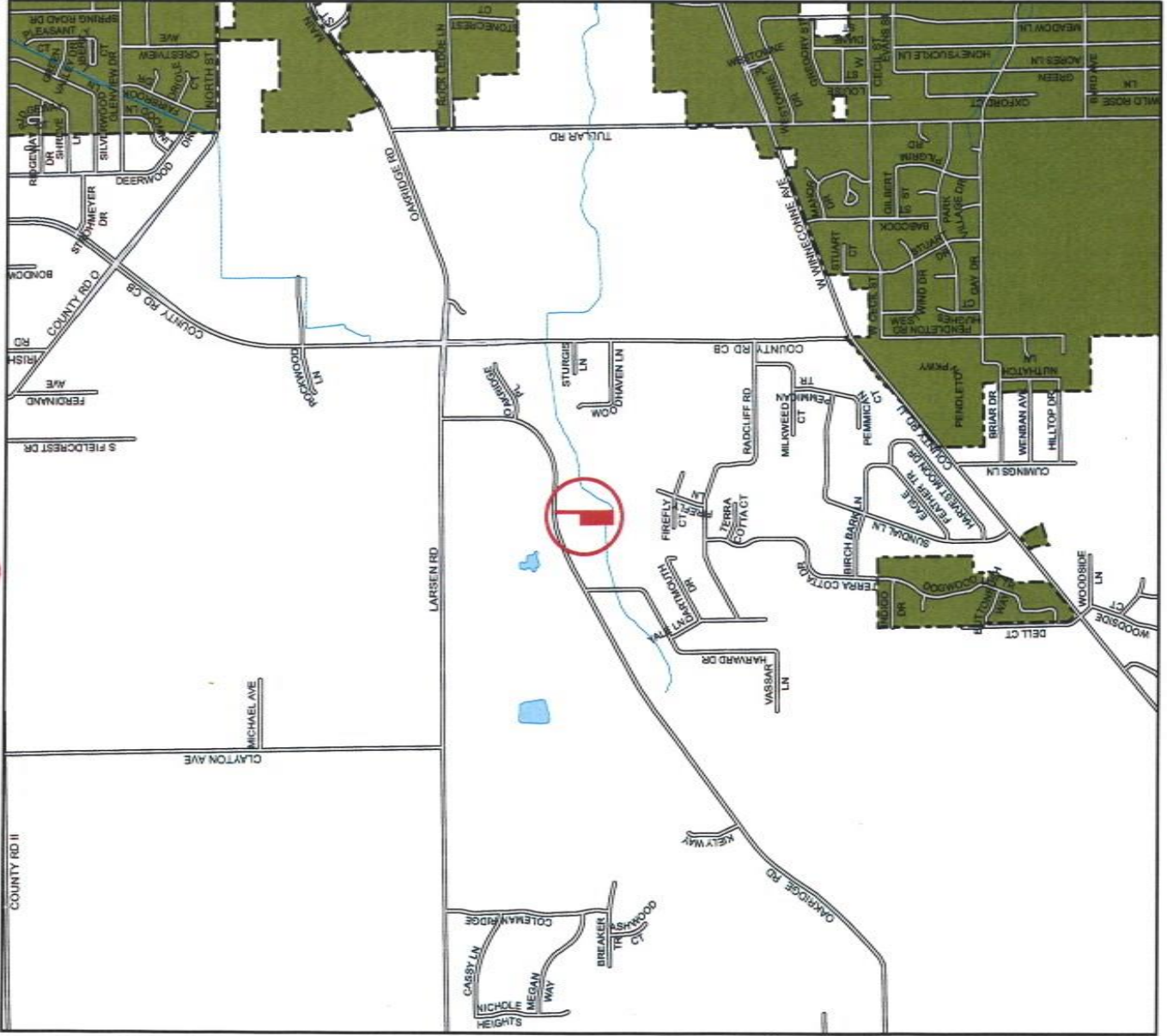
*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet