

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/25/2021

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 5/25/2021 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 appear in person however we are encouraging the public to stay home and stay safe.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/84371990421?pwd=MCtORkFyOUhnSGpNMmIWRWk1T0NuQT09>

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

**Meeting ID:** 843 7199 0421

**Passcode:** 469085

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-5660

**Applicant:**

FRERKS, DENNIS R

**Agent:**

SMITH, JIM - MARTENSON & EISELE INC

**Location of Premises:**

PARCEL NORTH OF LAKESHORE RD  
WINNECONNE, WI 54986

**Tax Parcel No.:**

030-0227

**Legal Description:**

Being part of the NE 1/4 of the SE 1/4, Section 17, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & R-8 (Manufactured/Mobile Home Community) Districts to R-8 for the creation of three new parcels.

**INITIAL STAFF REPORT**

**Sanitation:**

System Required  
Private System

**Overlays:**

Floodplain Shoreland Wetlands

**Current Zoning:**

R-8 Manufactured/Mobile Home Park, A-2 General Agriculture

**Proposed Zoning:**

R-8 Manufactured/Mobile Home Park

**Surrounding Zoning:**

**North:** A-2

**South:** N/A

**East:** A-2

**West:** A-2

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Neighboring parcels have R8 use.

**Describe Proposed Use(s):**

Proposed CSM to clear up ownership and encroachments with parcels 030-0227-07 & 030-0227-08. Also selling small area of land to parcels 030-0227-02 & 030-0227-01.

**Describe The Essential Services For Present And Future Uses:**

Private well & Septic.

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

Proposed CSM to clear up ownership and encroachments with parcels 030-0227-07 & 030-0227-08. Also adding land to parcel 030-0227-02 & 030-0227-01 will make parcels more usable and give access to channel.

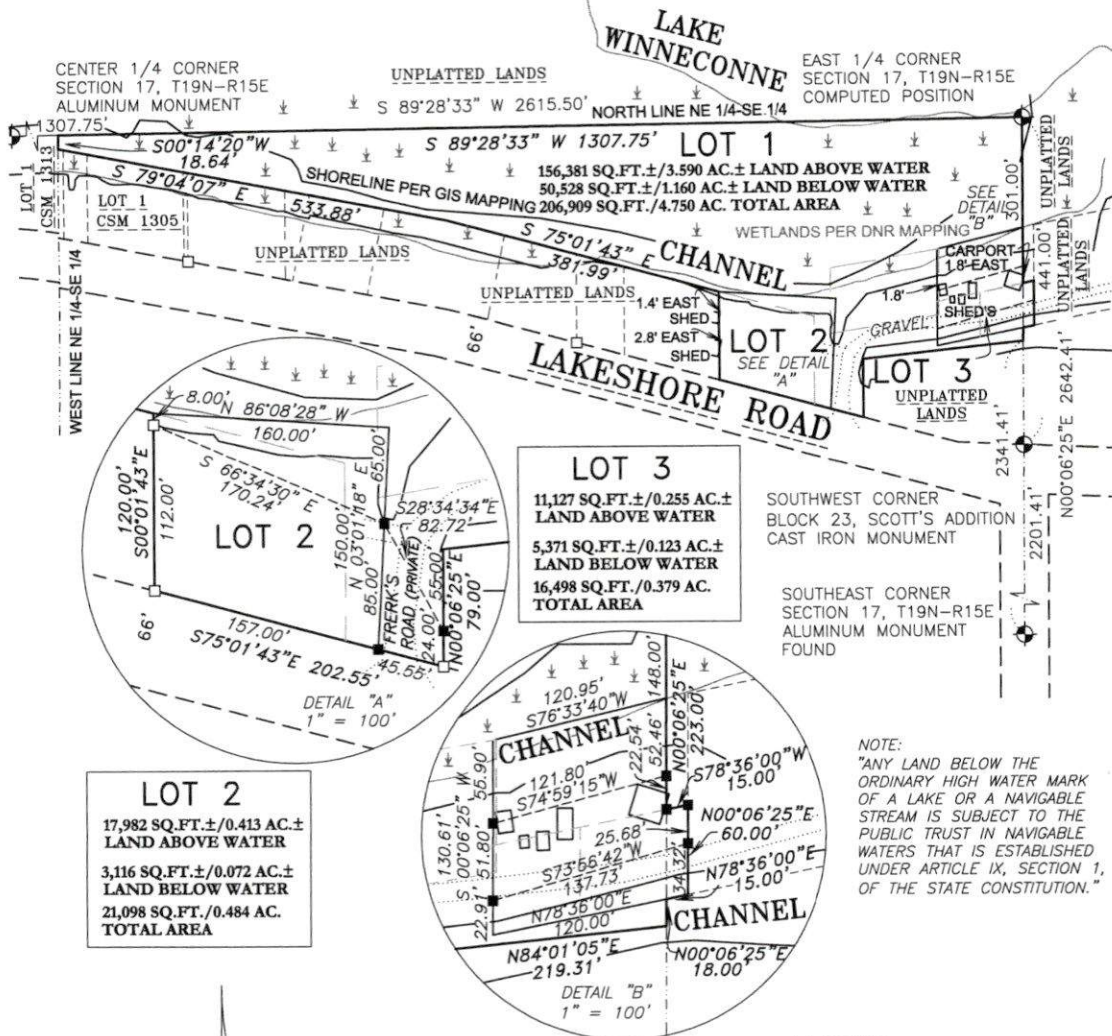
**Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:**

Surrounding land use is R8.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF GOVERNMENT LOT 2 OF SECTION 16, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, ALL IN TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:  
DENNIS FRERKS  
6380 LAKESHORE ROAD  
WINNECONNE, WI 54986



SOUTHWEST CORNER BLOCK 23, SCOTT'S ADDITION CAST IRON MONUMENT

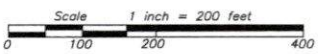
SOUTHEAST CORNER SECTION 17, T19N-R15E ALUMINUM MONUMENT FOUND

NOTE:  
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

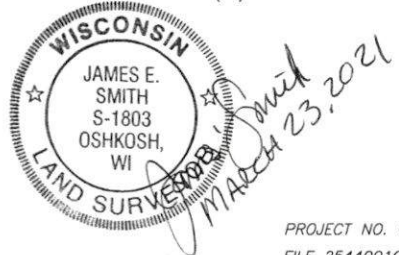
**LEGEND**

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1-1/4" O.D. IRON PIPE FOUND
- ⬢ GOVERNMENT CORNER FOUND
- ( ) RECORDED AS

NOTE:  
ALL OF THIS MAP IS WITHIN THE MAPPED 100 YEAR FLOOD ZONE



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, BEARS N00°06'25"E



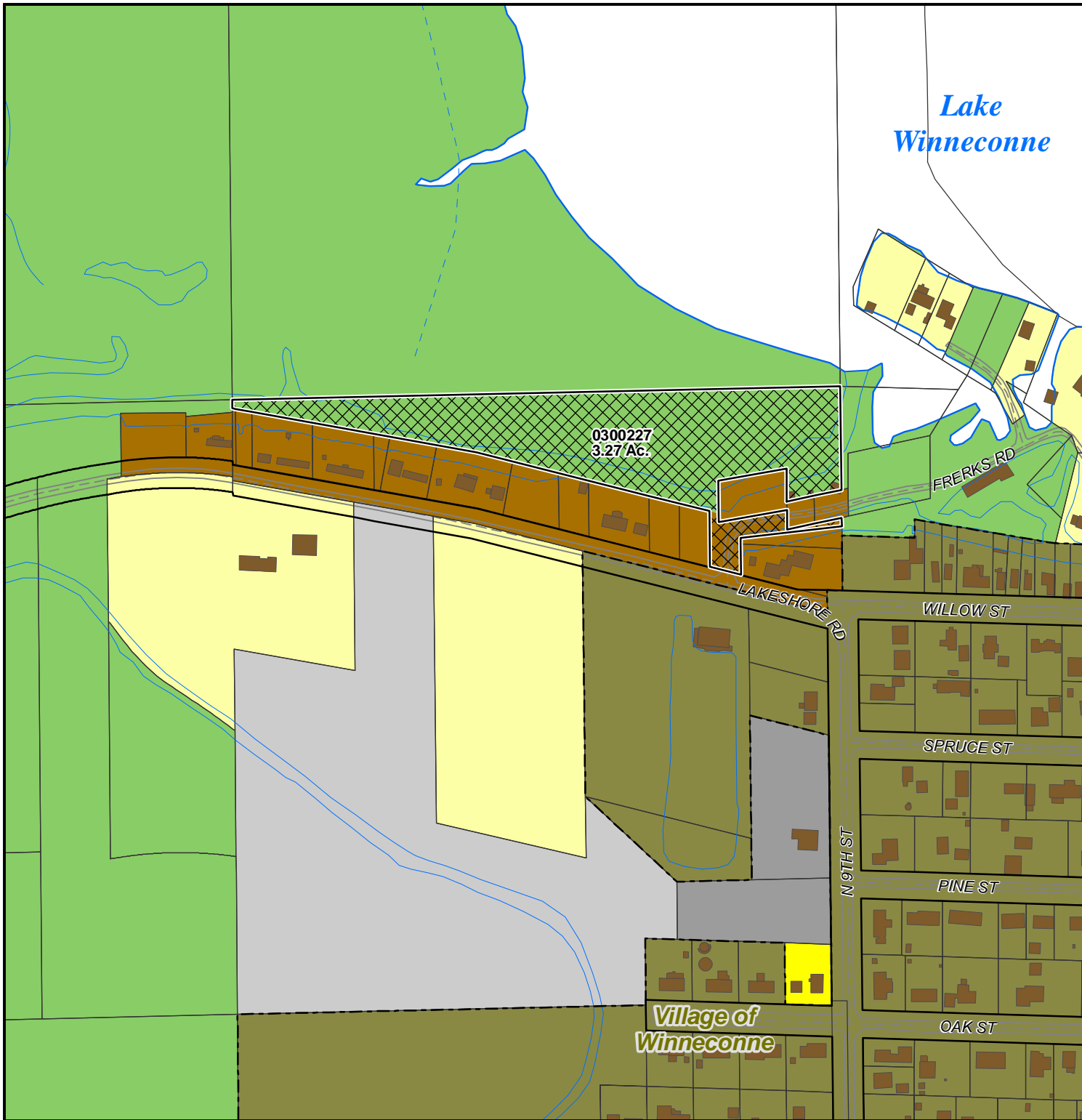
**Martenson & Eisele, Inc.**



101 West Main Street  
Omro, WI 54963  
www.martenson-eisele.com  
P 920.685.6240 F 920.685.6340

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 0-2544-001  
FILE 2544001CSM SHEET 1 OF 4  
This instrument was drafted by: DSL

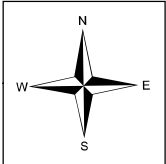


**Application #21-ZC-5660**

Date of Hearing:  
 May 25, 2021

Owner(s):  
 FRERKS, DENNIS R

Subject Parcel(s):  
 0300227



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*

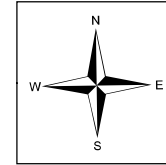
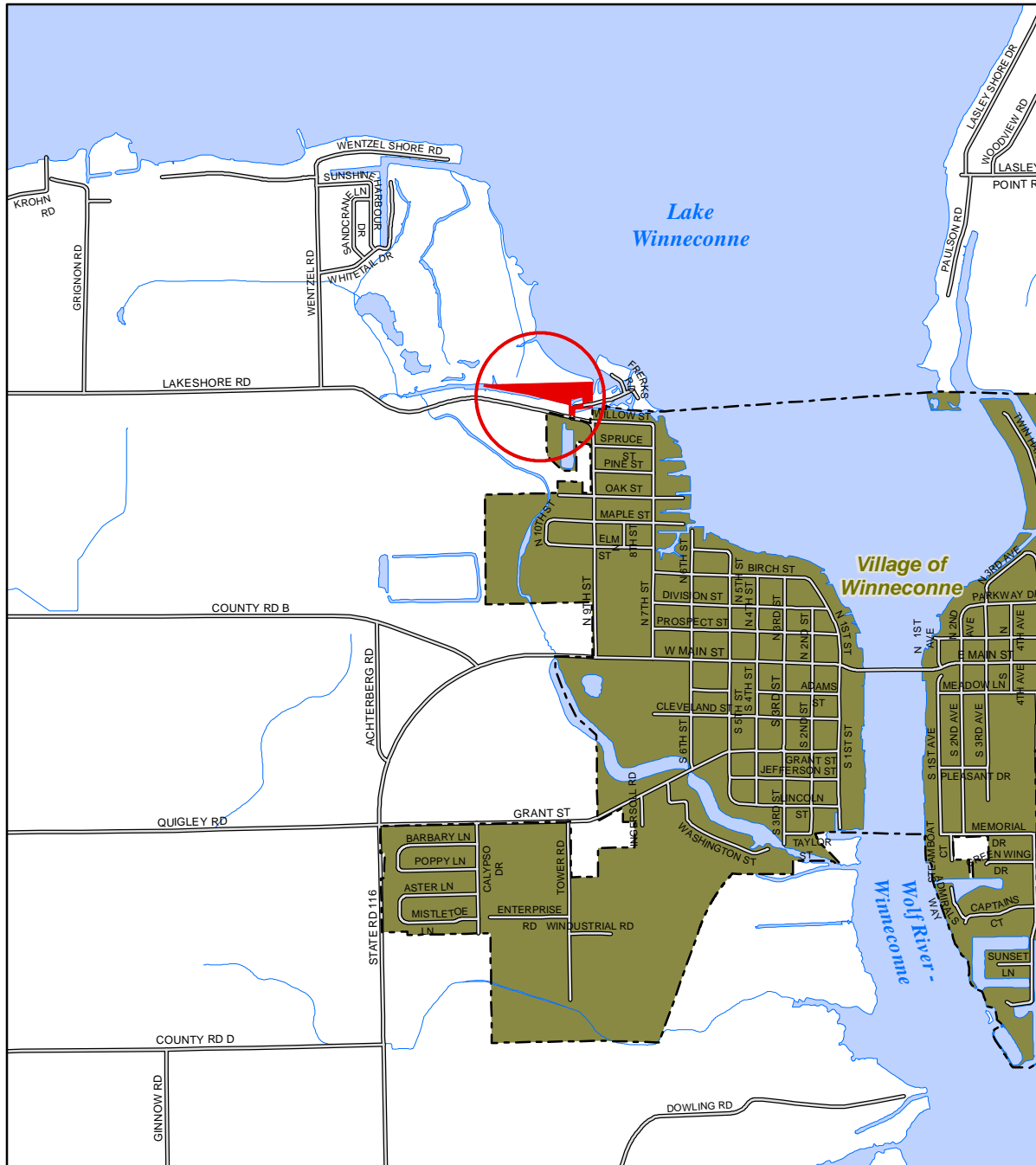
○ = SITE

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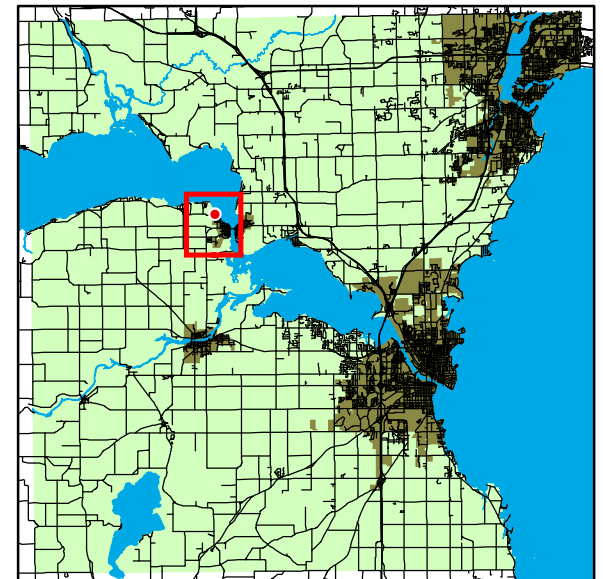
Owner(s):  
FRERKS, DENNIS R

Subject Parcel(s):  
0300227



Winnebago County  
WINGS Project

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**

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**Passcode:** 469085

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### INFORMATION ON ZONING MAP AMENDMENT REQUEST

**Application No.:**

2021-ZC-5670

**Applicant:**

LANG, DENNIS

**Agent:**

None

**Location of Premises:**

SE CORNER OF PARCEL ON E LYNGAAS RD  
WINNECONNE, WI 54986

**Tax Parcel No.:**

030-0064-02

**Legal Description:**

Being part of Government Lot 3, Section 4, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:**

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

**INITIAL STAFF REPORT**

**Sanitation:**

Existing System  
Municipal System

**Overlays:**

Floodplain Shoreland Wetlands

**Current Zoning:**

A-1 Agribusiness

**Proposed Zoning:**

R-1 Rural Residential

**Surrounding Zoning:**

**North:** N/A

**South:** R-2

**East:** A-2

**West:** A-2

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Agriculture and forest

**Describe Proposed Use(s):**

Parcel out one lot for R-1, lot size 125' x 125'. Single dwelling.

**Describe The Essential Services For Present And Future Uses:**

Sewer, gas, and electric is existing. Well must be provided for water.

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

Residential exists on S. side of road, this would compliment existing area. Would also contribute to town and county tax base.

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

Adjacent land would remain A-1.

**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.














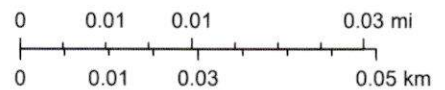
# Site Map



3/25/2021, 10:31:59 AM

1:1,056

- |   |  |
|---|--|
|  Subdivision/Plat/Condo Area      |  Navigable Waterways                  |
|  Subdivisions/Plats/Condos Border |  Navigable - Permanent (unchecked)    |
|  Lot Boundary                     |  Navigable - Intermittent (unchecked) |
|  Adjacent Counties                |  Navigable - Stream (unchecked)       |
|  Lakes, Ponds and Rivers          |  Navigable - Permanent (checked)      |
|   |  Navigable - Intermittent (checked)   |



Winnebago County GIS, Imagery Date: April 2020



**Application #21-ZC-5670**

Date of Hearing:

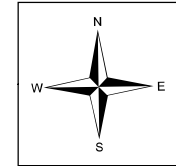
May 25, 2021

Owner(s):

LANG, DENNIS

Subject Parcel(s):

030006402(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

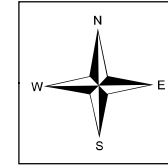
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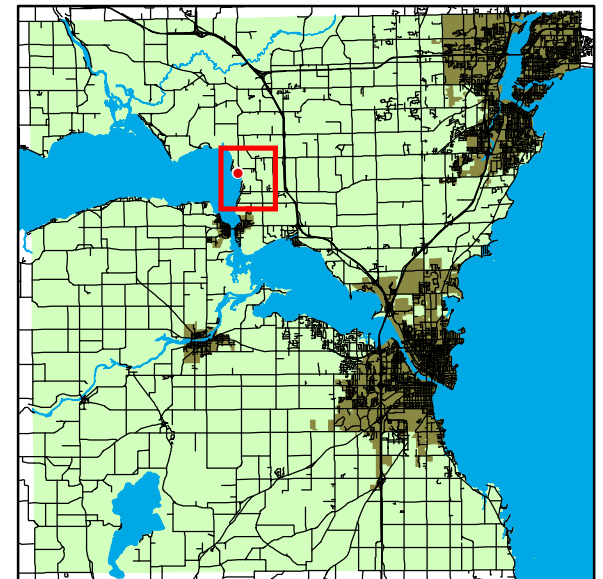
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