

Winnebago County Planning and Zoning Department

NOTICE OF ADJOURNED PUBLIC HEARING PLANNING AND ZONING COMMITTEE

6/26/2018

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 **6/26/2018** 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-4490

Applicant: SPRINGBROOK SPORTMANS CLUB

Agent: RAPP, DAVID

Location of Premises: 5923 SPRINGBROOK RD, OMRO, WI 54963

Tax Parcel No.: 016-028801, 016-0289

Legal Description: Being a part of the N 1/2 of the SW 1/4, Section 10, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Change for expansion of an existing outdoor shooting range.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential,
B-2 Community Business

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):

Sport shooting range and training facility for law enforcement, correctional officers. Also an educational facility for hunter's safety.

Describe Proposed Use(s):

The proposed uses would be the same as described in section C-1 (Present Use).

Describe The Essential Services For Present And Future Uses:

The property is presently connected to the Algoma Sanitary District sewer system. Water is from a well. Springbrook Road fronts the property.

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

The proposed use would be the same as it has been used since 1954.

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

Compatibility would not change, as it exists now. The organization owns a vast majority of surrounding property.

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.

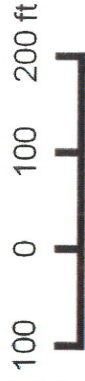
(c) Zoning map amendment initiated by the county. If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (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.

Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions



1 Inch = 200 Feet



W.L.I.N.G.S. Project Disclaimer
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Application #18-ZC-4490

Date of Hearing:

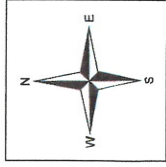
May 29, 2018

Owner(s):

Springbrook Sportsman's Club, Inc.

Subject Parcel(s):

016028801 & 0160289



Winnemago County
WINGS Project

Scale

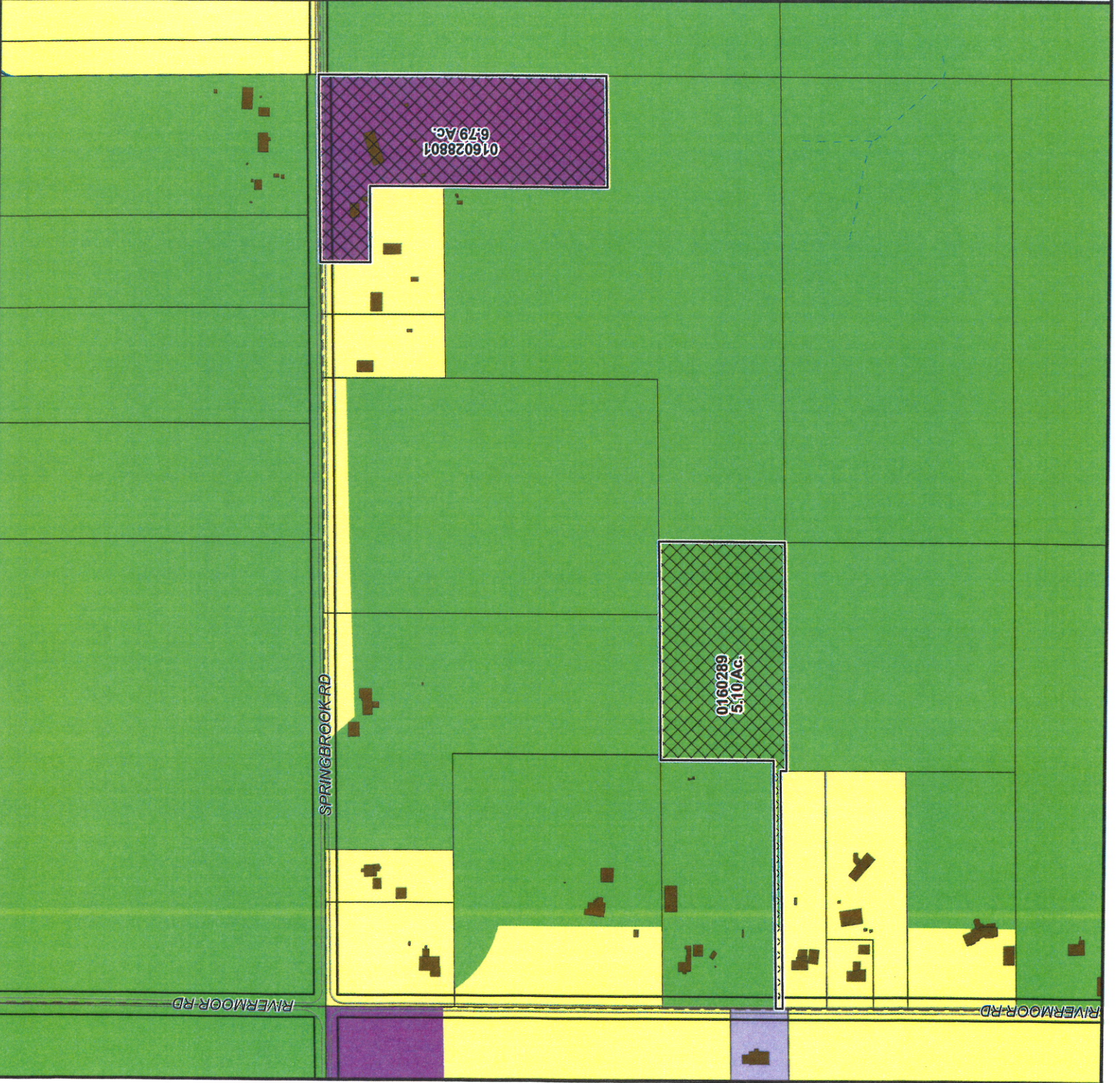
1 inch : 400 feet

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

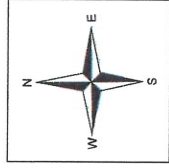


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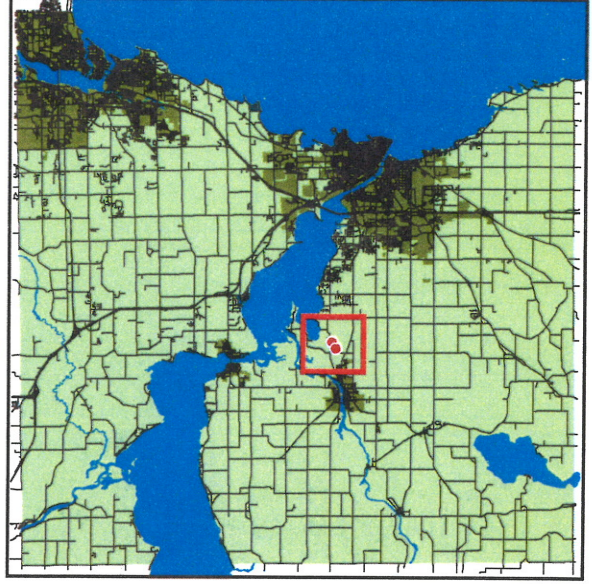
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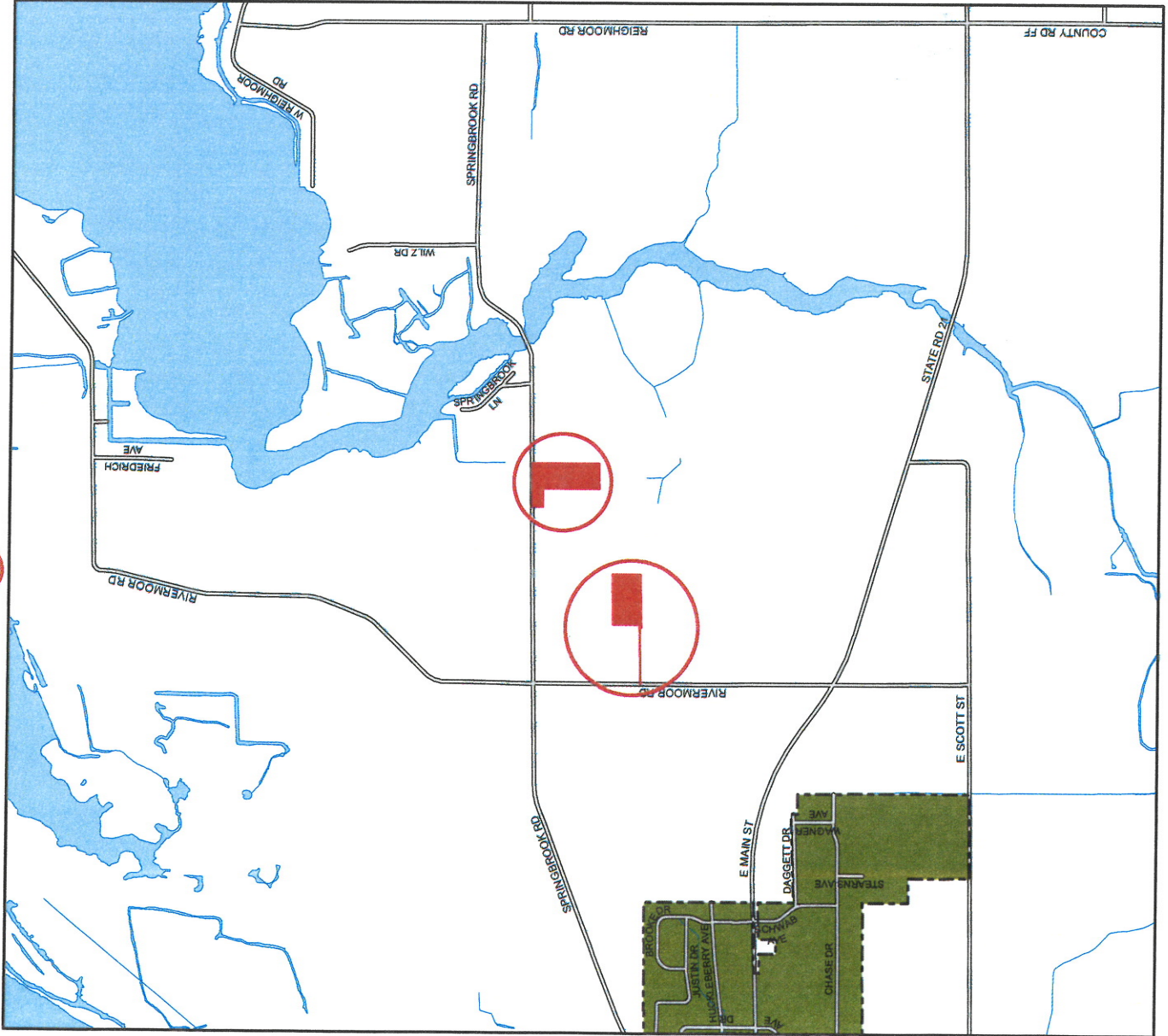
Winnepago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet