

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

11/13/2018

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 11/13/2018 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-4670

Applicant:

DARLAND, LONNIE

Agent:

None

Location of Premises:

239 OLD OREGON RD
OSHKOSH, WI 54902

Tax Parcel No.:

012-0647 (p)
012-0647-01-01 (p)

Legal Description:

Being all of Lot 1 of CSM-6877 located in the E 1/2 of the SE 1/4, and also a part of the unplatted NE 1/4 of the SE 1/4, all in Section 35, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zone change from A-1 (Agribusiness District) to R-1 (Rural Residential District) and from R-1 (Rural Residential District) to A-2 (General Agriculture District) to prevent dual zoning districts.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:

R-1 Rural Residential,
A-1 Agribusiness

Proposed Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Surrounding Zoning:

North: R-1

South: A-2

East: A-2

West: A-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Residential lawn

Describe Proposed Use(s):

Agriculture

Describe The Essential Services For Present And Future Uses:

none

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

This would level the residential lawn and expand the farm field.

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

NA

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.

Tax List

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6877
AS REC. IN VOL. 1 OF CERTIFIED SURVEY MAPS ON PAGE 6877
AS DOCUMENT NO. 1674614 AND OF UNPLATTED LAND
ALL BEING A PART OF THE NE 1/4 OF THE SE 1/4
OF SECTION 35,
T. 17 N., R. 16 E., TOWN OF NEKIMI,
WINNEBAGO COUNTY, WI.



NORTH REFERENCED TO THE EAST LINE
SE 1/4-SEC. 35. WHICH IS RECORDED
TO BEAR S 01°-14'-27" E PER CSM NO. 6877.

TOTAL
323,827 SF±
7.434 AC±

LANDS OWNED BY
THISTLE DAIRY, LLC
LOT 1
CSM NO. 6977

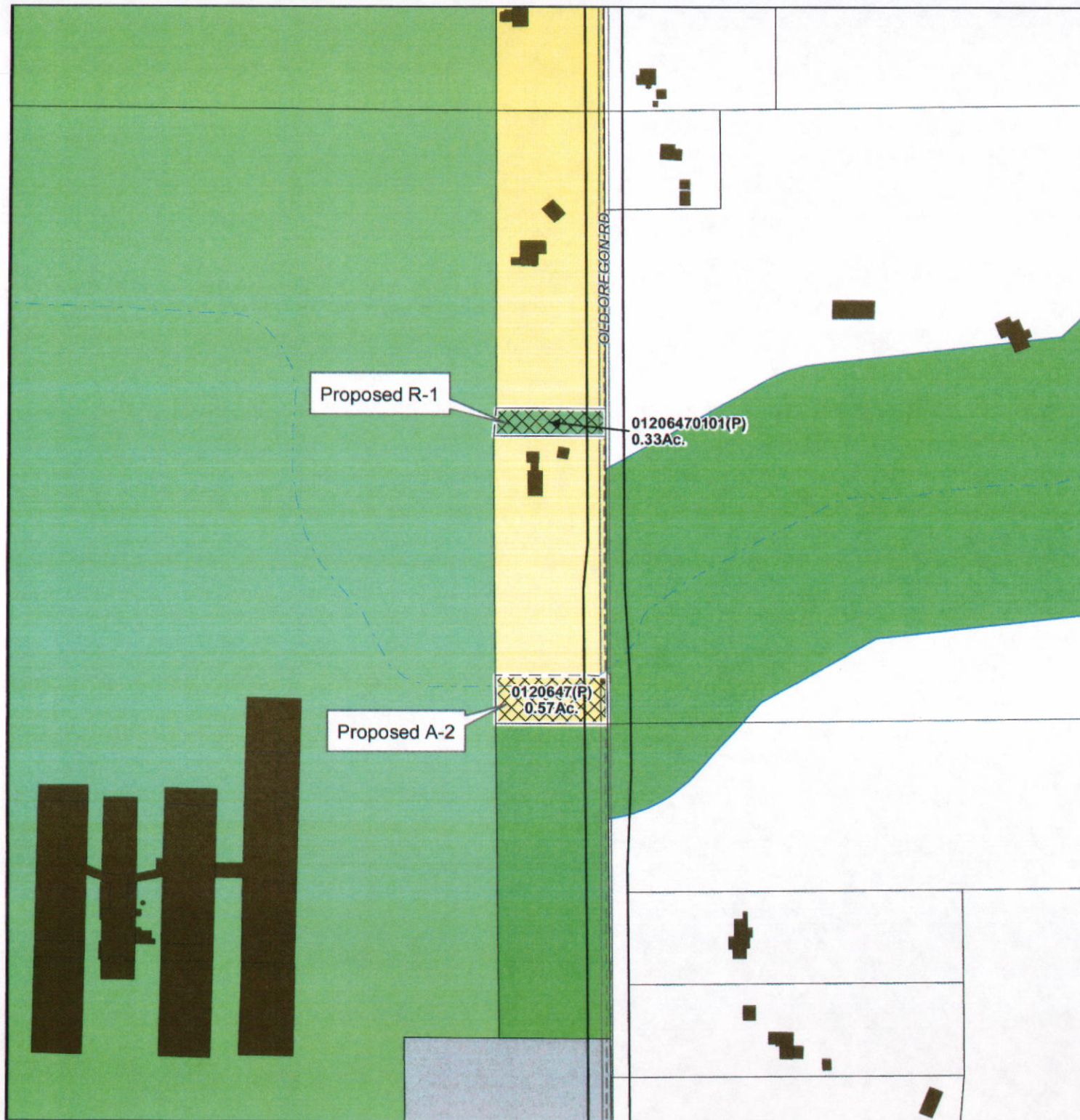
LOT 2
148,621 SF±
3.412 AC±

LANDS OWNED BY
RANGELOFF
PARCEL ID: 0120653002

Eric S. Freiberg
P.L.S. No. 2488
ET Surveying, Inc.
(920) 948-4086

- 3/4"Ø REBAR FOUND IN PLACE
- CAST ALUM. MON. FOUND IN PLACE
- 1" (ØD) IRON PIPE SET NOT WEIGHING LESS THAN 1.13 LBS./FT.
- ⊕ MANHOLE
- ⊗ WELL
- ⚡ POWER POLE
- (') RECORDED AS

SHEET 1 OF 3



Application #18-ZC-4670

Date of Hearing:

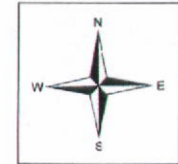
November 13, 2018

Owner(s):

Darland, Lonnie /
Thistle Dairy LLC

Subject Parcel(s):

0120647(P) & 01206470101(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

○ = SITE

Application #18-ZC-4670

Date of Hearing:

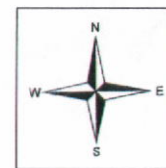
November 13, 2018

Owner(s):

Darland, Lonnie / Thistle Dairy LLC

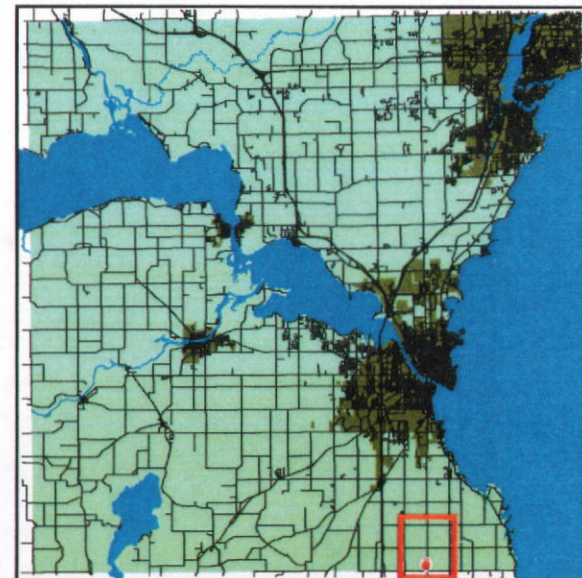
Subject Parcel(s):

0120647(P) & 01206470101(P)

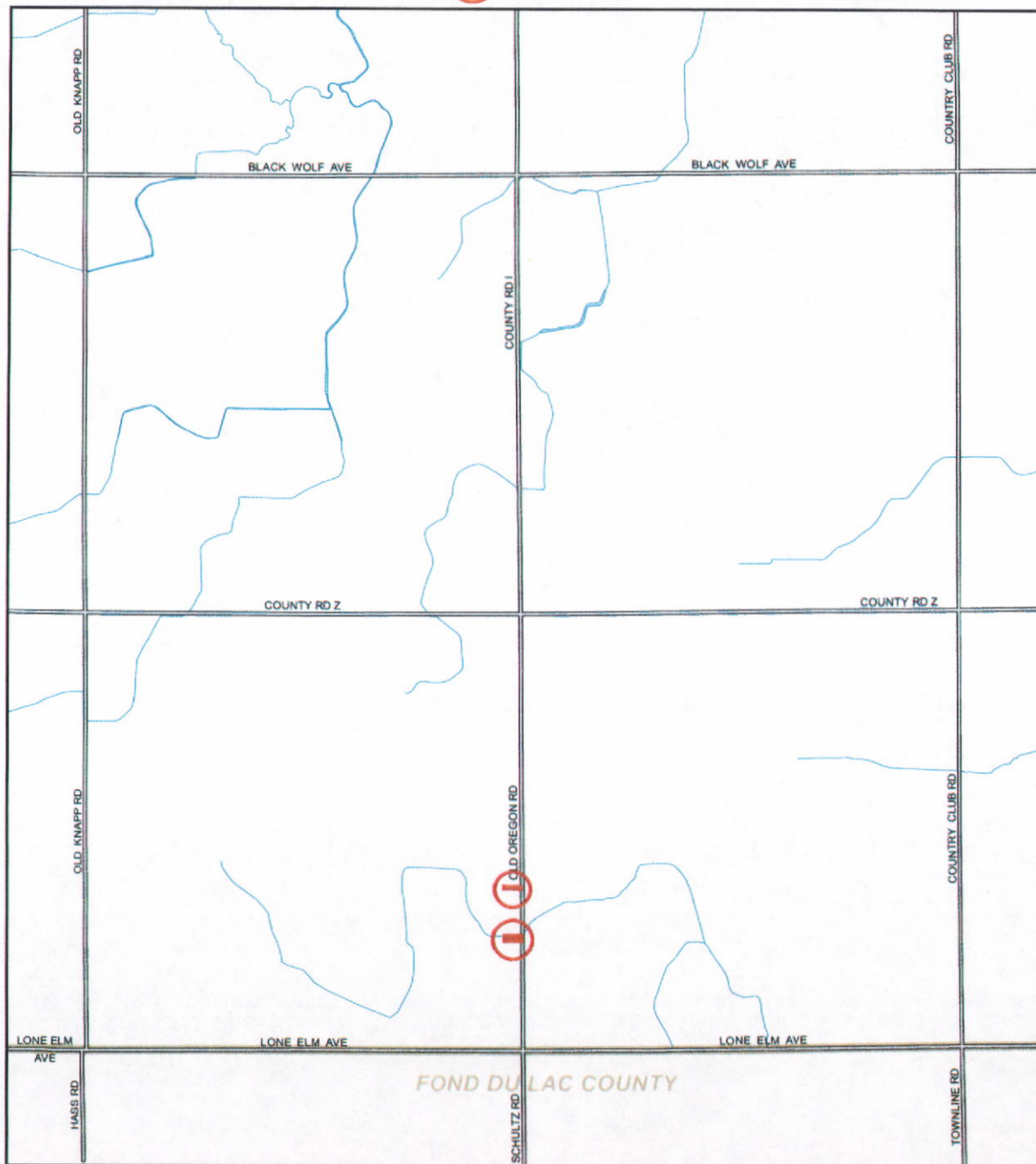


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

11/13/2018

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 11/13/2018 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-4650

Applicant:

GOHEEN, TAMERA A

GOHEEN, TODD D

Agent:

None

Location of Premises:

WEST OF 2921 WITZEL AVE

OSHKOSH, WI 54904

Tax Parcel No.:

002-0240-10-01

Legal Description:

Being all of Lot 1 of CSM-7384 located in the NE 1/4 of the SE 1/4, Section 20, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a Zoning change from A-2 (General Agriculture District) to R-1 (Rural Residential District) to eliminate dual zoning.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

None

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: R-2;A-2

South: City of Oshkosh

East: R-1

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant

Describe Proposed Use(s):

Residential single family.

Describe The Essential Services For Present And Future Uses:

Sewer and water.

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

Residential use.

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

Surrounding use is also residential.

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.

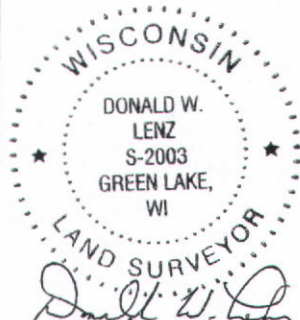
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's 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.

CERTIFIED SURVEY MAP LOCATED IN PART OF THE NORTHEAST ¼
OF THE SOUTHEAST ¼ OF SECTION 20, TOWN 18 NORTH, RANGE 16 EAST,
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-8866
survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

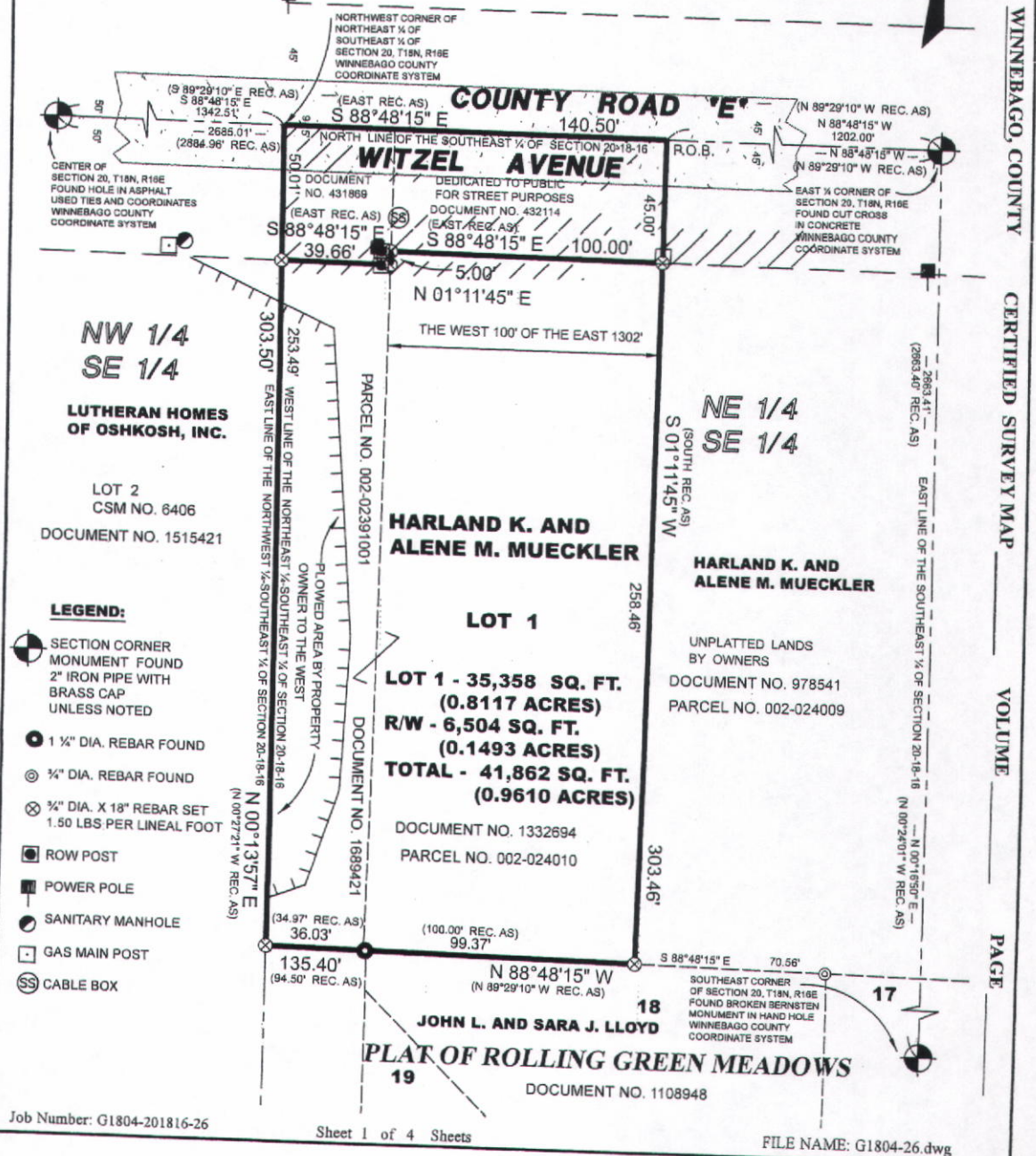
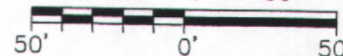


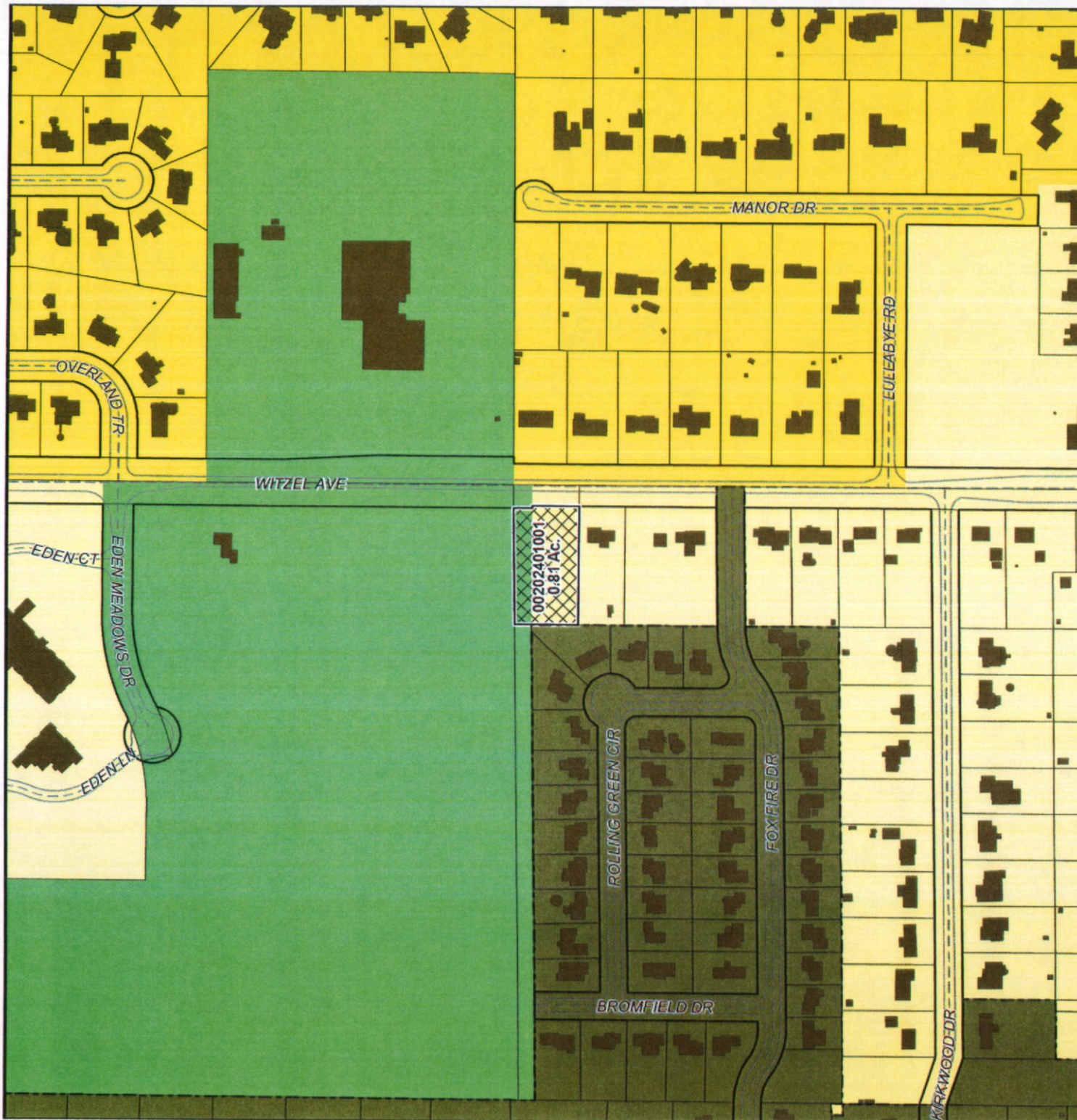
Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 20th day of April, 2018.



BEARINGS ARE REFERENCED TO THE
EAST LINE OF THE SOUTHEAST ¼ OF
SECTION 20 -18 -16 WINNEBAGO COUNTY
WITH A BEARING OF N 00°18'50" E, PER
WINNEBAGO COUNTY COORDINATE SYSTEM.

SCALE: 1" = 50'





Application #18-ZC-4650

Date of Hearing:

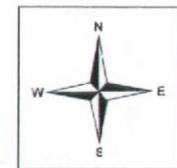
November 13, 2018

Owner(s):

Goheen, Todd D. & Tamera A.

Subject Parcel(s):

00202401001



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 #18-ZC-4650

Date of Hearing:

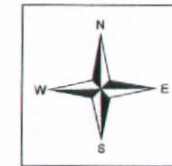
November 13, 2018

Owner(s):

Goheen, Todd D. & Tamera A.

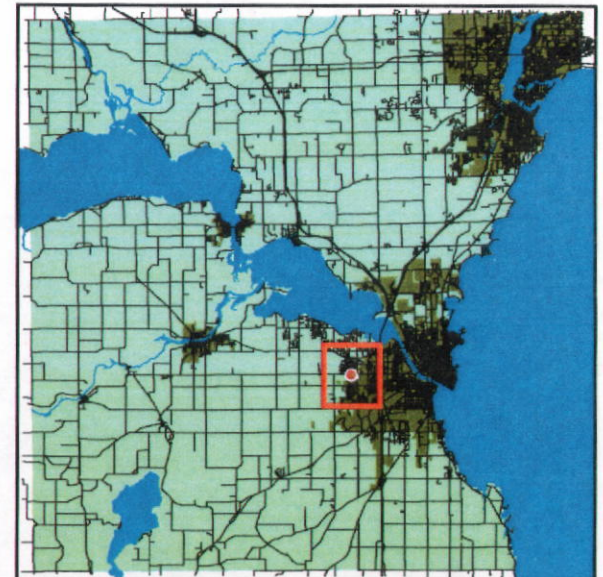
Subject Parcel(s):

00202401001



Winnebago County
WINGS Project

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 11/13/2018

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 11/13/2018 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-4640

Applicant:
MUSTAIN, COLLEEN R
MUSTAIN, L KEITH

Agent:
None

Location of Premises:
2947 RYF RD
OSHKOSH, WI 54904

Tax Parcel No.:
018-040605

Legal Description:
Being all of Lot 1 of CSM-2557 located in Government Lot 3, Section 32, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment from R-1 (Rural Residential District) with wetlands to R-1 (Rural Residential Districted) with an adjusted wetland boundary.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: R-1
South: R-1
East: A-2
West: Lake Butte des Morts

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Property is an empty lot containing some wetlands. Current zoning is R-1.

Describe Proposed Use(s):

Property has been surveyed and the wetland boundary needs to be adjusted to reflect the survey results. Property will remain zoned as R-1. It is proposed that a single family home be constructed on the non-wetland portion.

Describe The Essential Services For Present And Future Uses:

Municipal sewer stub is installed at property boundary. Utilities are also available at the Shangi-La Rd boundary. A private road off Ryf Road services this lot and six other properties.

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

The lot is a residential lot on the shore of Lake Butte Des Morts. It contains a large buildable area once the wetland boundary is corrected. This correction will allow the lot to be developed in a way consistent with its surroundings.

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

The surrounding properties all contain high quality houses. This lot is the last undeveloped lot in this residential neighborhood.

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.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Oshkosh Service Center
625 E County Road Y, Suite 700
Oshkosh, WI 54901-9731

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



November 21, 2017

WIC-NE-2017-71-03547

Ian House
3137 RYF ROAD
Oshkosh, WI 54904

RE: Wetland Delineation Report for 3.72 acres located in the NW1/4 of the SE1/4 of Section 32, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County

Dear Mr. House:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by McMahon. This letter will serve as confirmation that the wetland boundaries as shown on the wetland delineation map received October 3, 2017 are acceptable. This finding is based upon an October 20, 2017 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization or permit, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

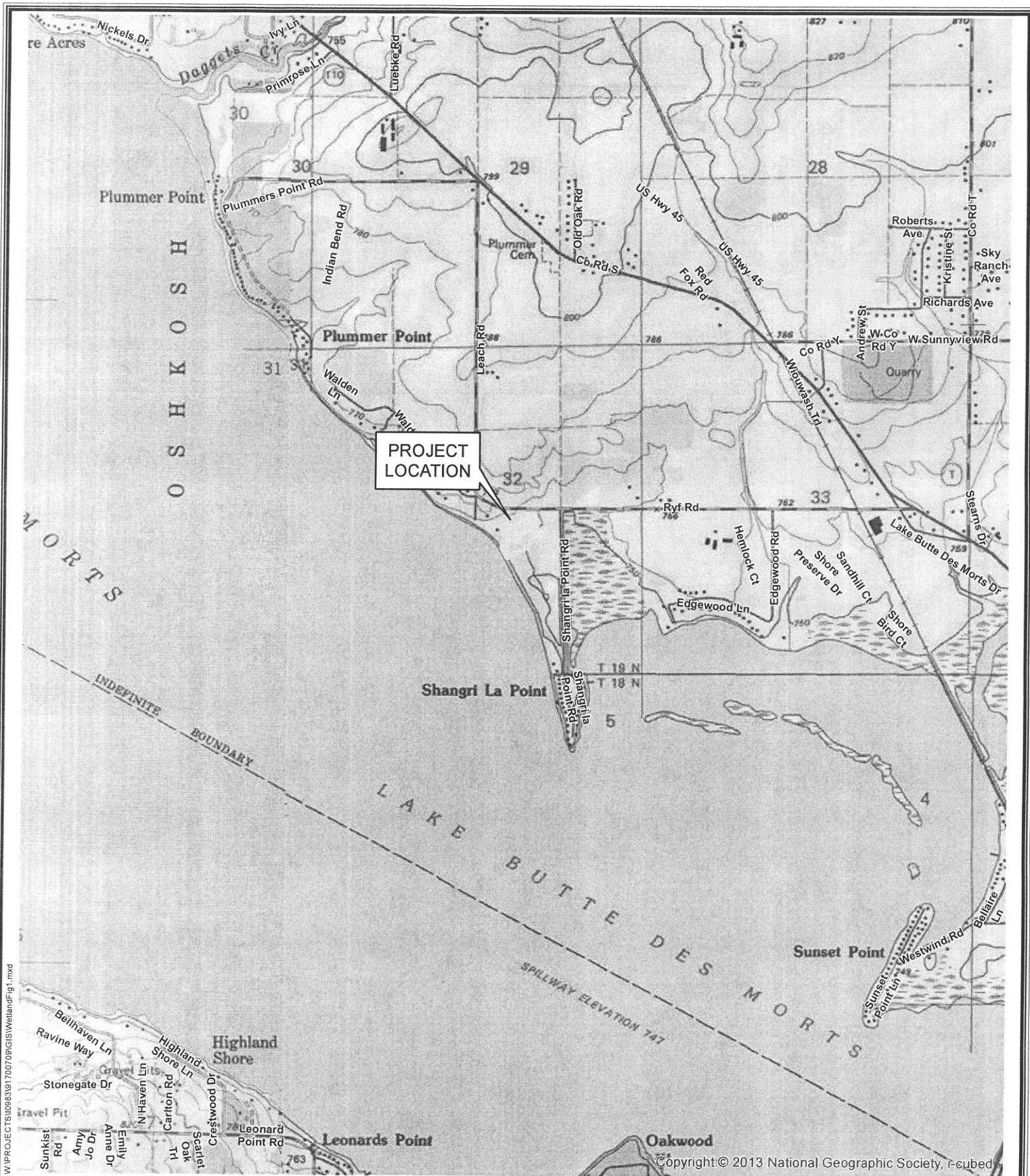
If you have any questions, please contact me at (920) 424-3058 or email
Allison.Willman@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Allison Willman", written in a cursive style.

Allison Willman
Wetland Identification Specialist

cc: Nick Domer, Project Manager, U.S. Army Corps of Engineers
Todd Muehrer, City of Oshkosh
Stacey Caplan, McMahon
Garek Holley, McMahon
Sarah Adkins, DNR Water Management Specialist



W:\PROJECTS\10983\1700709\GIS\Wetland\fig 1.mxd



1 inch = 2,000 feet

McMAHON ASSOCIATES, INC. provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMAHON ASSOCIATES, INC. This client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMAHON ASSOCIATES, INC. harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMAHON ASSOCIATES, INC.

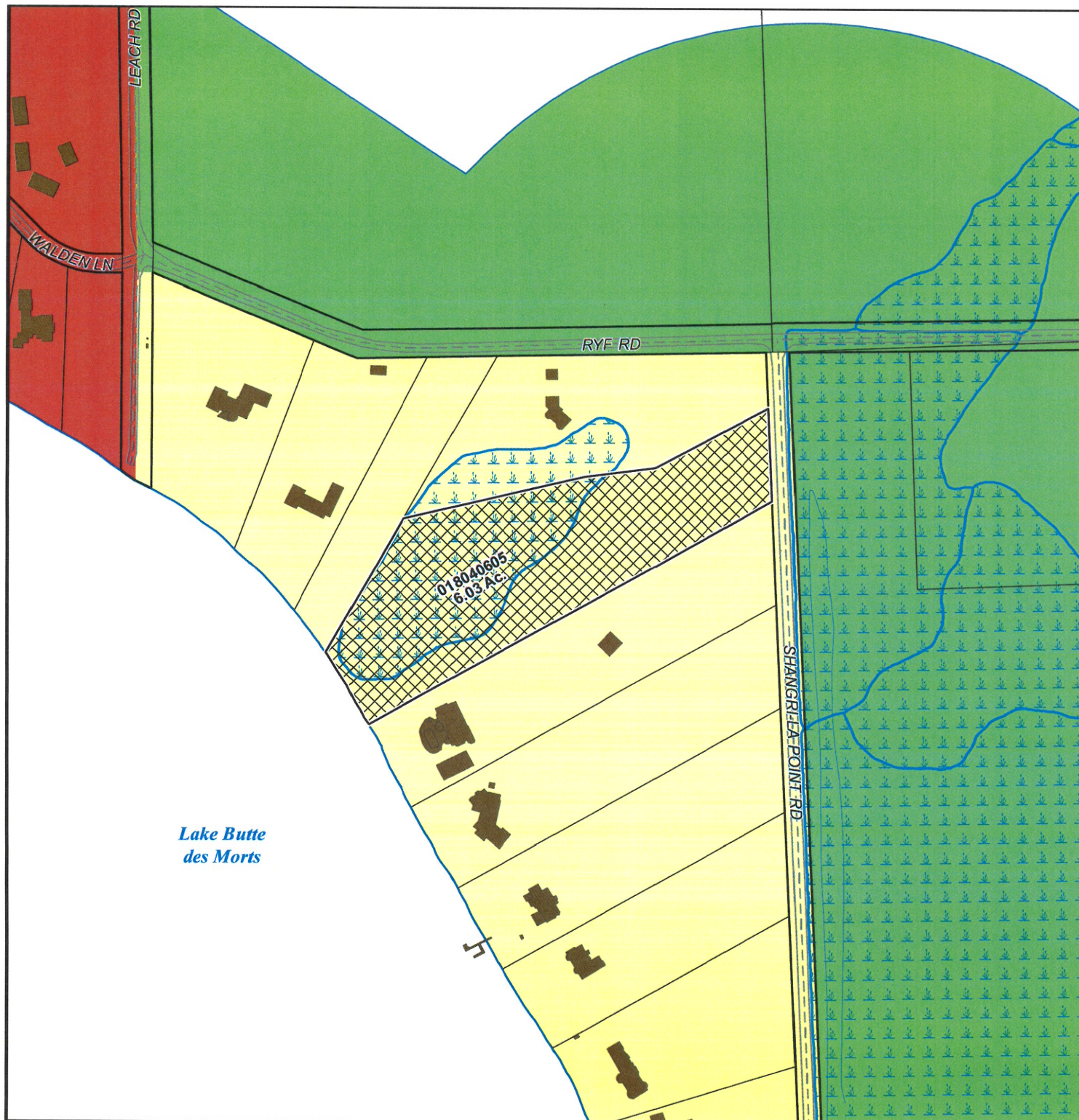
McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.

FIGURE 1
SITE LOCATION & TOPOGRAPHIC MAP
IAN HOUSE PROPERTY
TOWN OF OSHKOSH
WINNEBAGO COUNTY, WI

10983-9-17-00709.00 SEPTEMBER 2017

THE WETLAND
DELINEATION REPORT
IS AVAILABLE FOR
REVIEW ON THE
COUNTY
MEETINGS & AGENDA
CALENDAR ON
NOVEMBER 13, 2018

link: <https://www.co.winnebago.wi.us/node/13845>



Application #18-ZC-4640

Date of Hearing:

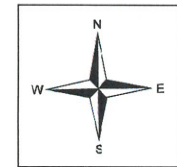
November 13, 2018

Owner(s):

House, Ian G. & Pamela T.

Subject Parcel(s):

018040605



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 #18-ZC-4640

Date of Hearing:

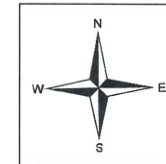
November 13, 2018

Owner(s):

House, Ian G. & Pamela T.

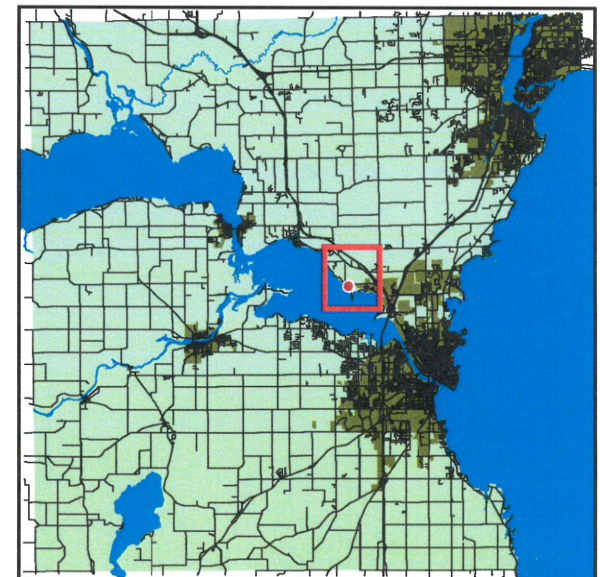
Subject Parcel(s):

018040605



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

11/13/2018

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 11/13/2018 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-4680

Applicant:

FAULKS, CRYSTAL
FAULKS, JONATHAN

Agent:

None

Location of Premises:

NORTHEAST OF 9601 RIVER PINES LN
FREMONT, WI 54940

Tax Parcel No.:

032-0096 (p)

Legal Description:

Being a part of Government Lot 1, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zone change from A-2 (General Agriculture) to R-2 (Suburban Residential District).

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Shoreland
Wetlands

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: Town zoning

South: Town zoning

East: Town zoning

West: R-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Currently wooded lot.

Describe Proposed Use(s):

Section off to sell adjacent lots to residents along River Pines Ln. Lots would be deeded garage lots.

Describe the Essential Services for Present and Future Uses:

Sewer and gas are currently on River Pines Ln. Water is by wells.

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

Would allow residents to have an additional garage across the road.

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

Lot can either be used for green space or a garage lot.

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.



Application #18-ZC-4680

Date of Hearing:

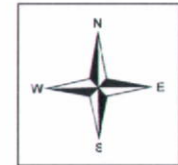
November 13, 2018

Owner(s):

Faulks, Jonathan M. & Crystal R.

Subject Parcel(s):

0320096



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 #18-ZC-4680

Date of Hearing:

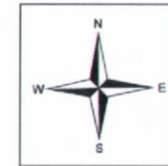
November 13, 2018

Owner(s):

Faulks, Jonathan M. & Crystal R.

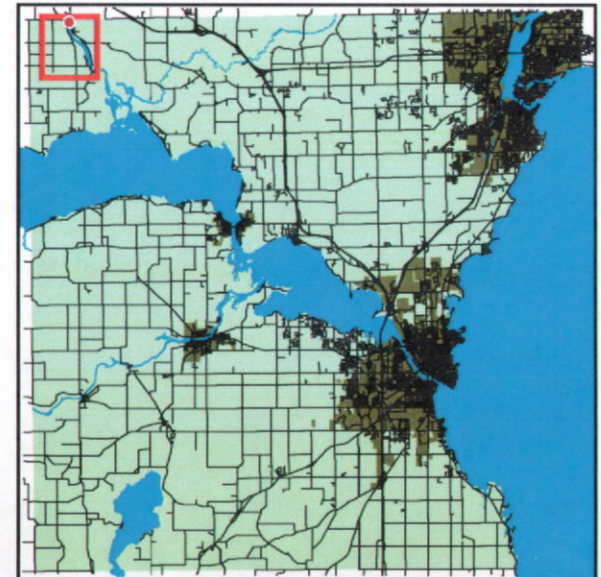
Subject Parcel(s):

0320096



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet