

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

4/25/2018

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 4/25/2018 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-4460

Applicant:

LINDE, CHARLES

Agent:

None

Location of Premises:

6968 S US HIGHWAY 45
OSHKOSH, WI 54902

Tax Parcel No.:

004-040806

Legal Description:

Being a part of Government Lot 4, Section 28, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning change from R-1 (Rural Residential) "Floodplain" to R-1 "Non-Floodplain".

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current Zoning:

R-1 Rural Residential Floodplain

Proposed Zoning:

R-1 Rural Residential Non-Floodplain

Surrounding Zoning:

North: R-1
South: R-1
East: R-1
West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant residential lot.

Describe Proposed Use(s):

Build a single family dwelling.

Describe The Essential Services For Present And Future Uses:

The lot currently has municipal sewer, a drilled well, natural gas and electric from the previous dwelling that was razed. The lot has road access from Schuh Lane.

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

There was formerly a single family dwelling on this lot and is currently zoned for this use.

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

The lot is currently surrounded by single family dwellings.

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.

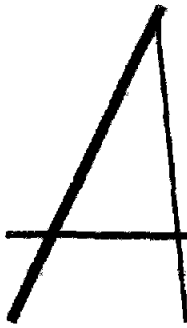
If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following 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.



J. E. ARTHUR AND ASSOCIATES, INC.

ENGINEERS • SURVEYORS

Phone: 920/922-5703

548 Prairie Road
Fond du Lac WI 54935

January 23, 2018

Chuck Linde
6974 USH 45
Oshkosh, WI 54902

**Re: Fill Placement to Remove Land from Special Flood Hazard Area, 6968 S. USH 45,
Town of Blackwolf, Winnebago County**

Dear Chuck:

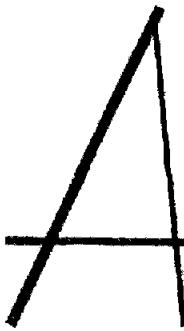
This letter is to certify that the design of the above mentioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.


Eric R. Otte, P.E., P.L.S.

1-23-18
Date

Professional Engineer No. E-34954





J. E. ARTHUR AND ASSOCIATES, INC.

ENGINEERS • SURVEYORS
548 Prairie Road
Fond du Lac WI 54936

Phone: 920/922-5703
FAX No: 920/922-5731

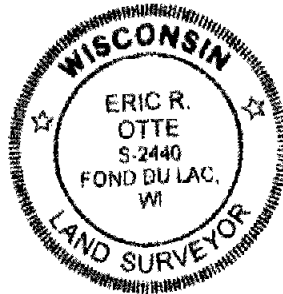
Project No.: 9.4827CountyRemoval

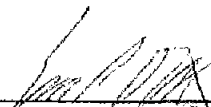
February 2, 2018

DESCRIPTION OF AN AREA OF LAND FILLED TO 751.03 OR HIGHER PART OF GOVERNMENT LOT 4 OF SECTION 28, T. 17 N.-R. 17 E., TOWN OF BLACKWOLF, WINNEBAGO COUNTY, WISCONSIN

Part of Government Lot 4 of Section 28, T. 17 N. -- R. 17 E., Town of Blackwolf,
Winnebago County, Wisconsin and more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 28; thence North 00°-49'-01" East along the West line of the Southeast 1/4 of said Section 28, 1078.80 feet; thence South 89°-26'-01" East, 574.46 feet; thence North 15°-48'-34" East, 12.53 feet to the point of beginning; thence continuing North 15°-48'-34" East, 4.34 feet; thence North 52°-23'-35" East, 39.68 feet; thence North 67°-26'-11" East, 14.98 feet; thence North 24°-13'-58" East, 6.55 feet; thence North 63°-01'-50" East, 4.31 feet; thence South 58°-19'-31" East, 12.72 feet; thence South 81°-41'-42" East, 14.28 feet; thence North 18°-32'-57" East, 4.14 feet; thence South 64°-34'-48" East, 4.78 feet; thence South 04°-19'-26" West, 5.91 feet; thence South 29°-37'-29" West, 30.53 feet; thence South 76°-28'-37" West, 3.15 feet; thence North 88°-44'-11" West, 34.55 feet; thence South 84°-09'-07" West, 25.07 feet; thence South 87°-33'-41" West, 5.49 feet to the point of beginning.




Eric R. Otte, P.L.S. No. S-2440
J.E. Arthur and Associates, Inc.

ELEVATION CERTIFICATION

I HEREBY CERTIFY THAT THE ELEVATIONS SHOWN ON THIS DRAWING ARE A TRUE AND CORRECT REPRESENTATION OF THE EXISTING CONDITIONS AS OBTAINED BY FIELD SURVEY ON DECEMBER 13, 2017.

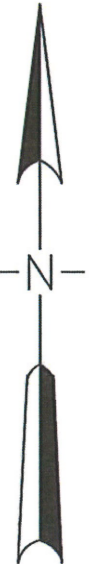
ERIC R. OTTE, REG. S-2440



Parcel Line Table		
Line #	Direction	Length
L1	N15°48'34"E	4.34'
L2	N67°26'11"E	14.98'
L3	N24°13'58"E	6.55'
L4	N63°01'50"E	4.31'
L5	S58°19'31"E	12.72'
L6	S81°41'42"E	14.28'
L7	N18°32'57"E	4.14'
L8	S64°34'48"E	4.78'
L9	S04°19'26"W	5.91'
L10	S29°37'29"W	30.53'
L11	S76°28'37"W	3.15'
L12	S84°09'07"W	25.07'
L13	S87°33'41"W	5.49'

LEGEND

- EXISTING GROUND CONTOURS
- ZONE AE FLOOD PLAIN LINE
- ZONE X FLOOD PLAIN LINE
- AREA REMOVED FROM MAPPED FLOOD PLAIN (749.03 OR HIGHER)
- AREA FILLED TO 751.03 OR HIGHER



NOTE: FLOOD PLAIN ZONE AE AND X LOCATED ON FLOOD INSURANCE RATE MAP NO. 55139C0365E, WITH A DATE OF IDENTIFICATION OF MARCH 17, 2003 FOR COMMUNITY NO 550537 IN WINNEBAGO COUNTY, STATE OF WISCONSIN.

LOT 1
CSM NO. 2318
VOL. 1, PG. 2318

NW COR.-SE 1/4
SEC.28-17-17
(BERN. NAIL FOUND)

W. LINE-SE 1/4-SEC. 28-17-17
1595.60'
N00°49'01"E 2674.40'

SW COR.-SE 1/4
SEC.28-17-17
(BERN. NAIL FOUND)

1078.80'

S89°26'01"E 574.46'

S. SCHUH LANE

ZONE X FLOOD PLAIN LINE PER
F.I.R.M. MAP NO. 55139C0365E

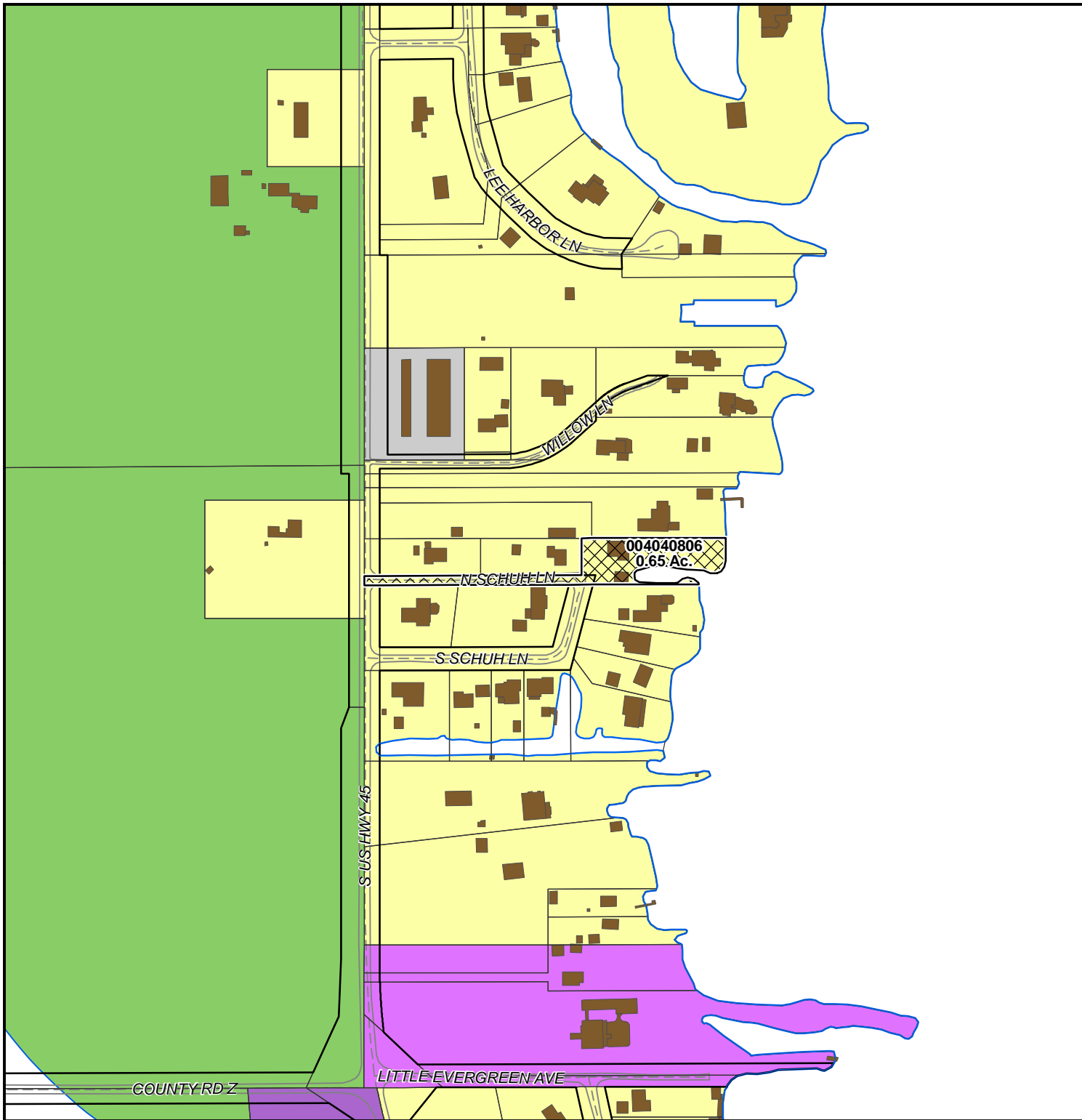
ZONE AE FLOOD PLAIN LINE PER
F.I.R.M. MAP NO. 55139C0365E

N15°48'34"E 12.53'

L1 N52°23'35"E 39.68'
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12 N88°44'11"W 34.55'
L13

LAKE WINNEBAGO

DRAWN BY DTH	SCALES HORIZONTAL 1" = 30' VERTICAL N/A	PROJECT NO. 9.4827 DATE 2/2/2018	REVISIONS	BENCH MARK	SANITARY MANHOLE RIM LOCATED ±61' WEST OF EXISTING GARAGE ELEV.=749.98	DATUM N.G.V.D. '29 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	AREA FILLED TO 751.03 OR HIGHER CHARLES LINDE PART OF GOV'T LOT 4 OF SECTION 28, T. 17 N.-R. 17 E., TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS FOND DU LAC, WISCONSIN 54635 PHONE (920) 922-5703
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Application #18-ZC-4460

Date of Hearing:

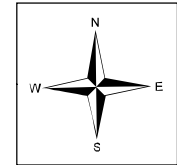
April 25, 2018

Owner(s):

Linde, Charles W

Subject Parcel(s):

004040806



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

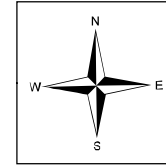
○ = SITE

Application #18-ZC-4460

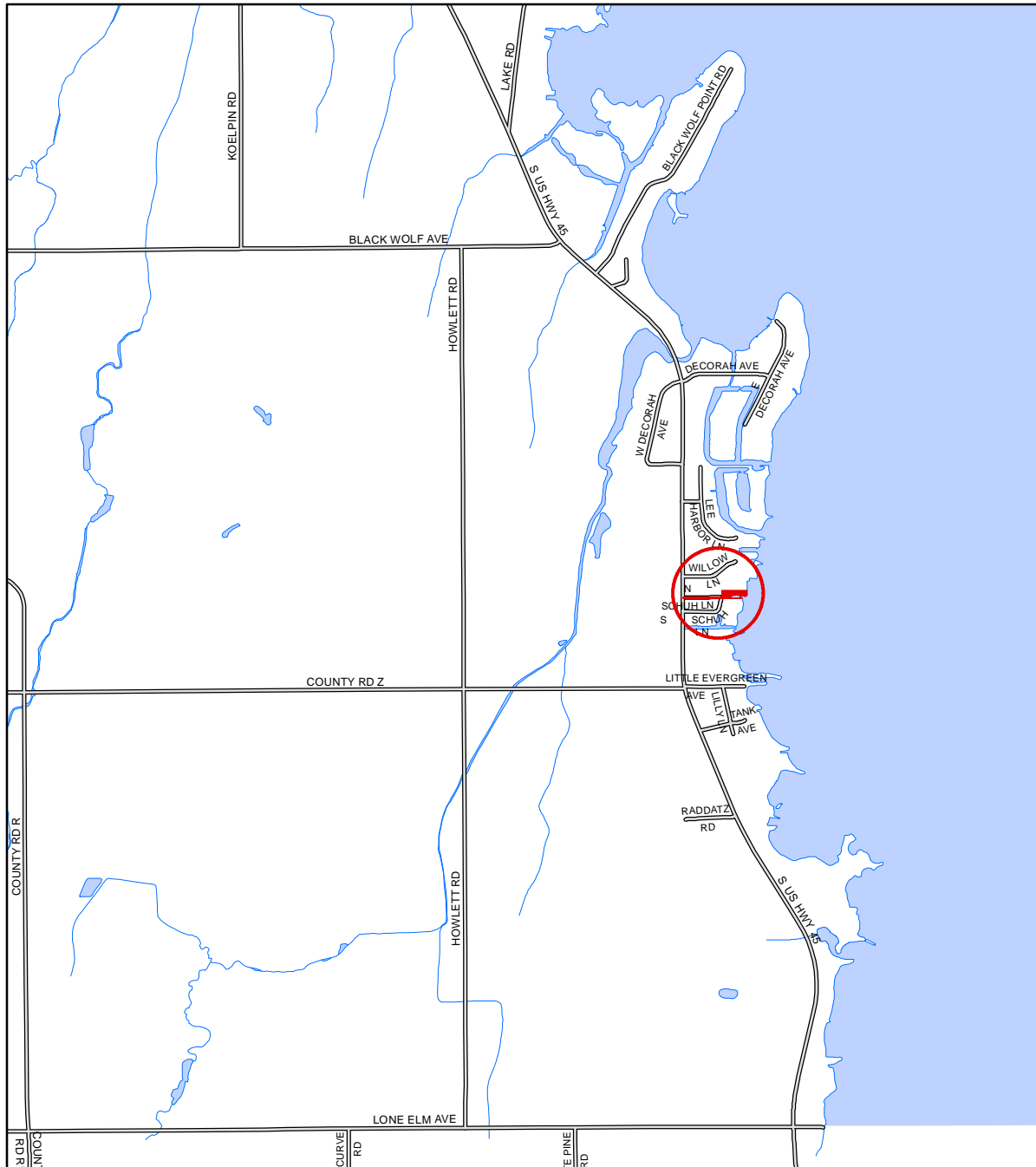
Date of Hearing:
April 25, 2018

Owner(s):
Linde, Charles W

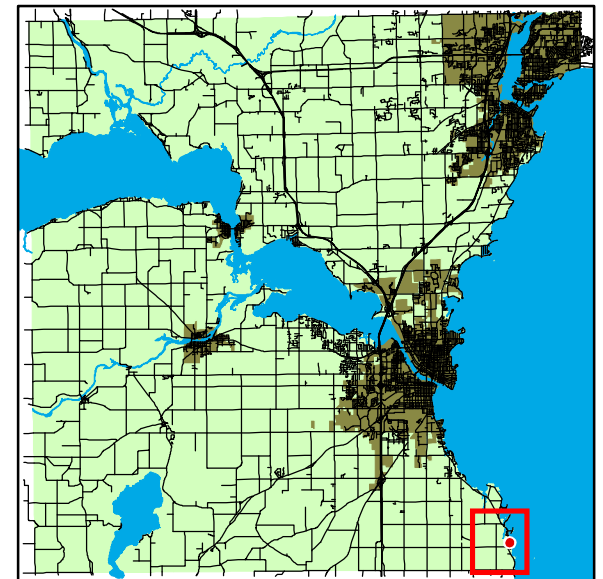
Subject Parcel(s):
004040806



Winnebago County
WINGS Project



● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

4/25/2018

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. 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 4/25/2018 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 CONDITIONAL USE REQUEST

Application No.:

2018-CU-4480

Applicant:

RADLOFF, DENNIS

Agent:

RADLOFF, TROY

Location of Premises:

SOUTH OF 2370 JAMES RD
OSHKOSH, WI 54904

Tax Parcel No.:

012-0109

Legal Description:

Being a part of the NW 1/4 of the SW 1/4, Section 6, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference:

23.8-255 "Non-Farm Residence"

Description of Proposed Use:

Applicant is requesting a conditional use permit to construct a non-farm residence in an A-1 District.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current or Proposed Zoning:

A-1 Agribusiness

Code Reference:

23.8-255 "Non-Farm Residence"

Description of Proposed Use:

Applicant is requesting a conditional use permit to construct a non-farm residence in an A-1 District.

Surrounding Zoning:

North: A-1

South: A-1

East: A-1

West: N/A

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

Our son, Troy Radloff, who farms with us wants to build a house so he is closer to the farm as he spends extremely long hours working on the farm. Right now he is renting and has to drive to the farm every day. Nothing has come up for sale close by for him to buy, so building a house on the farm close to the farm buildings is his next option.

Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:

There should be no adverse effects on surrounding property as our farm is the only thing close to this property. We are on a low traffic road, the next 2 closest properties are farms belonging to relatives. The house across from our farm belongs to neighbors we've had for almost 50 years who farm also.

SECTION REFERENCE AND BASIS OF DECISION

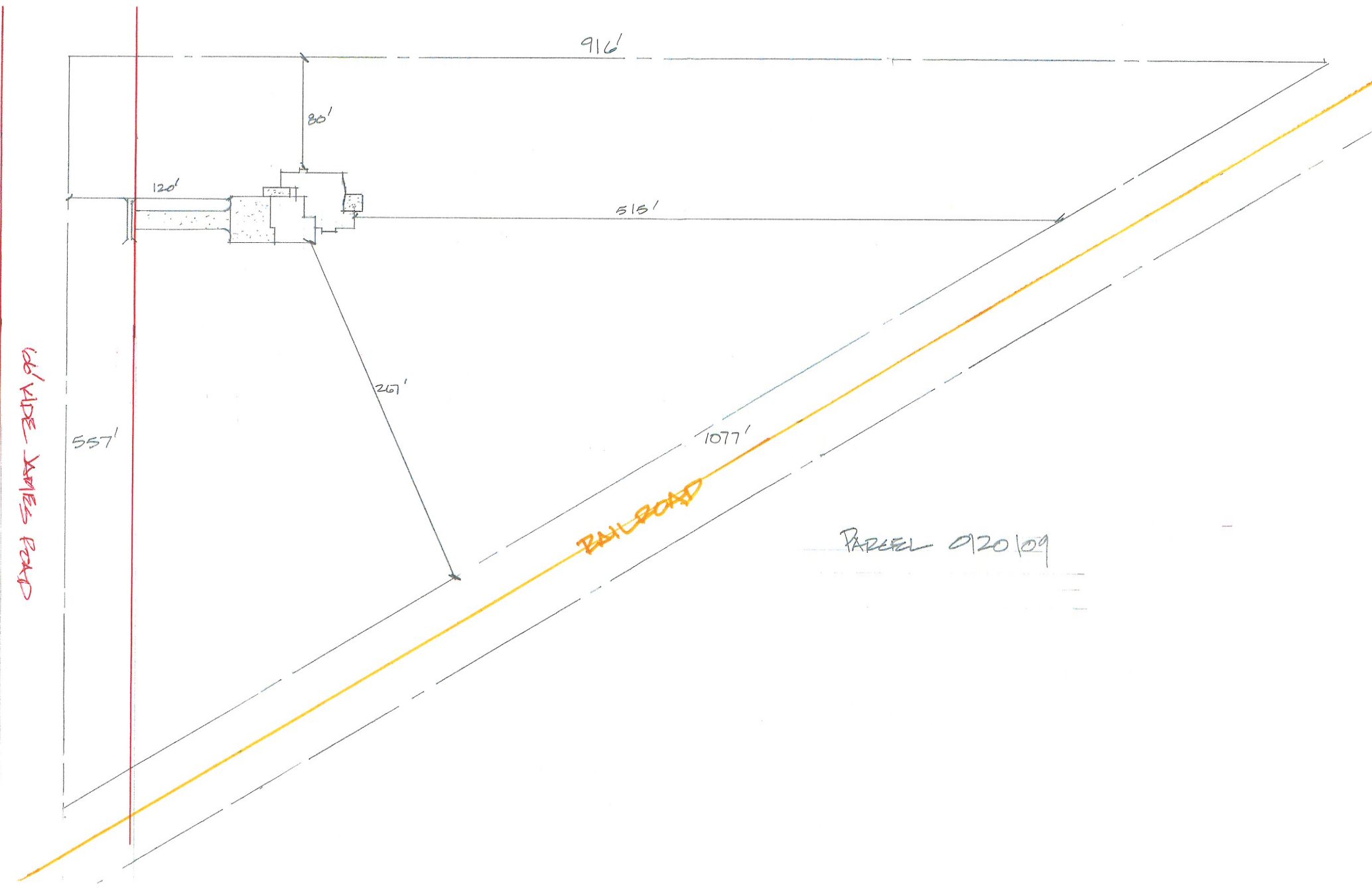
23.7-114 Basis of decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;

- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.



166' WIDE JAMES ROAD

RAILROAD

PARCEL 920109

916'

80'

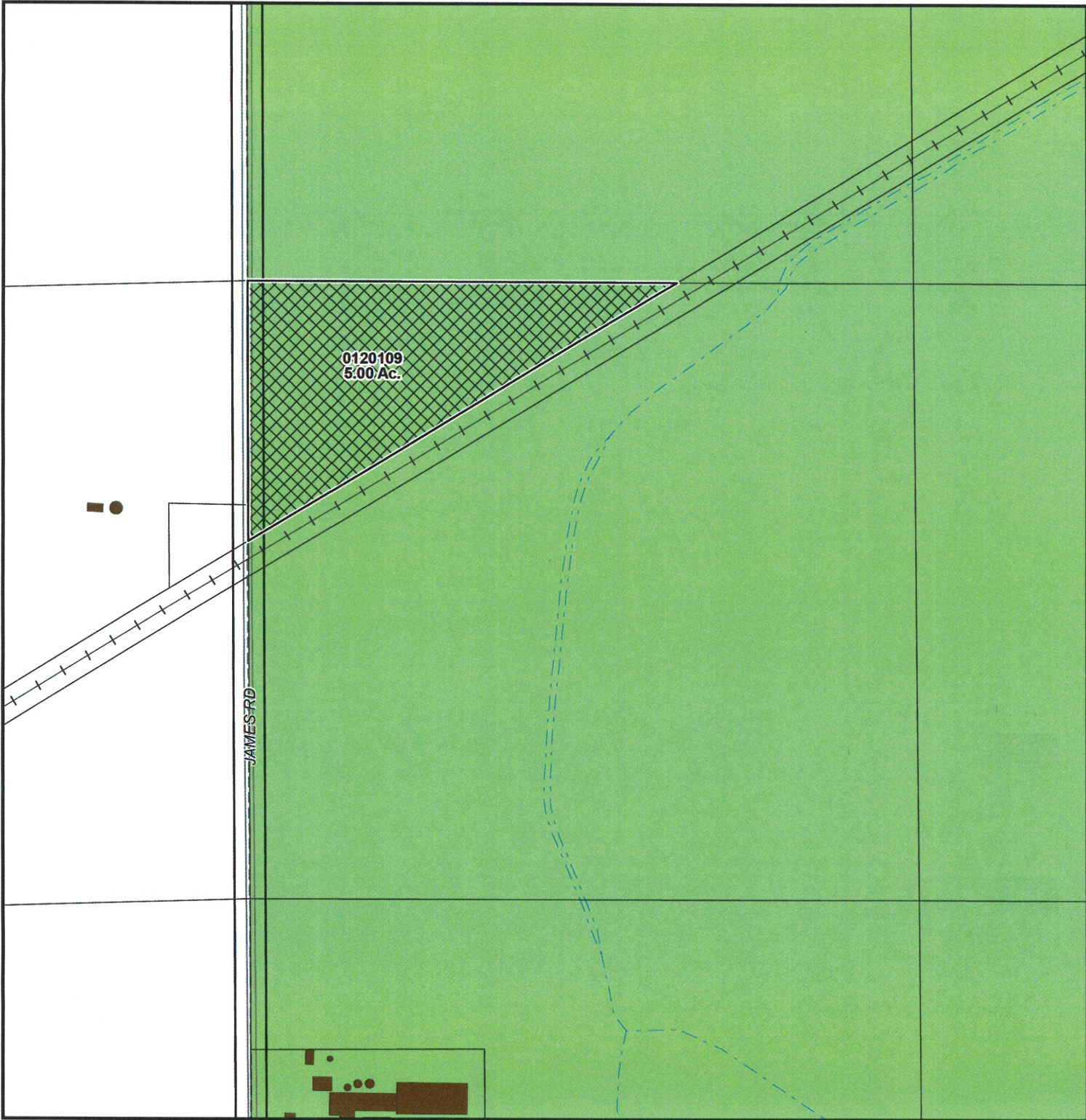
120'

515'

557'

267'

1077'



Application #18-CU-4480

Date of Hearing:

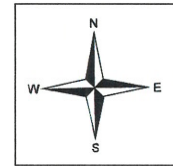
April 25, 2018

Owner(s):

Radloff, Dennis

Subject Parcel(s):

0120109



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

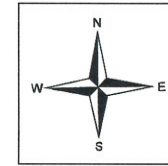
○ = SITE

Application #18-CU-4480

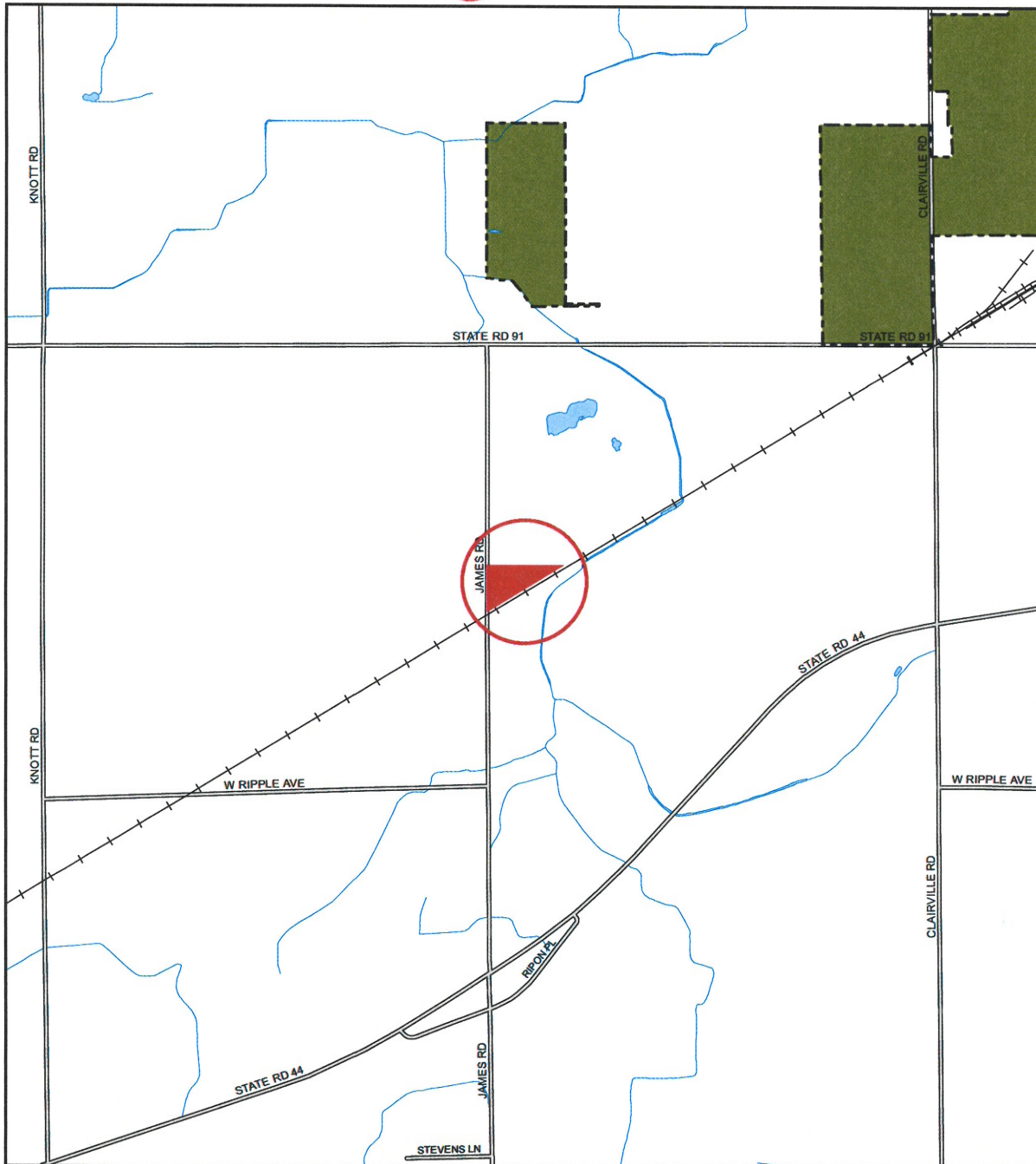
Date of Hearing:
April 25, 2018

Owner(s):
Radloff, Dennis

Subject Parcel(s):
0120109

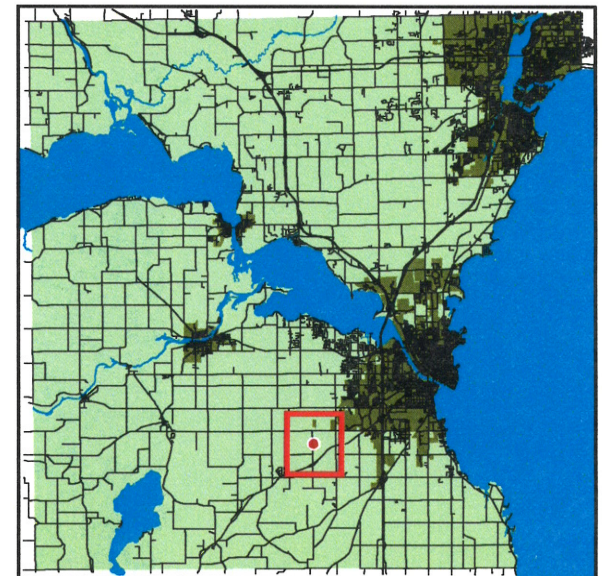


*Winnebago County
WINGS Project*



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY



WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING
PLANNING & ZONING COMMITTEE
May 4, 2018

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Winneconne.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, May 4th, 2018, at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Owner(s) of Property: James Dietzler

Location of Premises Affected: 175 Barton Rd

Tax Parcel Number: 002-0259-25

Legal Description: Being a part of NW 1/4 of the SW 1/4, Section 21, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

DESCRIPTION	CODE REFERENCE
The Zoning Code allows the establishment of an accessory use on a vacant lot; which adjoins a lot under the same ownership; supporting a principal use.	23.8-45(b) "Exemption for a vacant lot adjoining another lot in the same ownership".

OVERLAYS:

Shoreland: NO Floodplain: NO SWDD: NO
Wetlands: NO Microwave: NO Airport: NO
County Highway Access: NO

Current Zoning: R-2 Suburban Residential District

Existing Use of Property: Adjacent lot w/ garage

Proposed Use of Property: Adjacent lot w/ garage

Surrounding Zoning Classifications:

North	R-2
South	R-2
East	R-2
West	R-2

SECTION REFERENCE OF REGULATION: 23.8-45(b) "Exemption for a vacant lot adjoining another lot in the same ownership".

ORDINANCE PROVISION: The Zoning Code allows the establishment of an accessory use on a vacant lot; which adjoins a lot under the same ownership; supporting a principal use.

EXPLANATION: Applicant is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

DESCRIBE THE PROPOSED PROJECT/REQUEST:

Demolish existing garage and construct a new garage in its place.

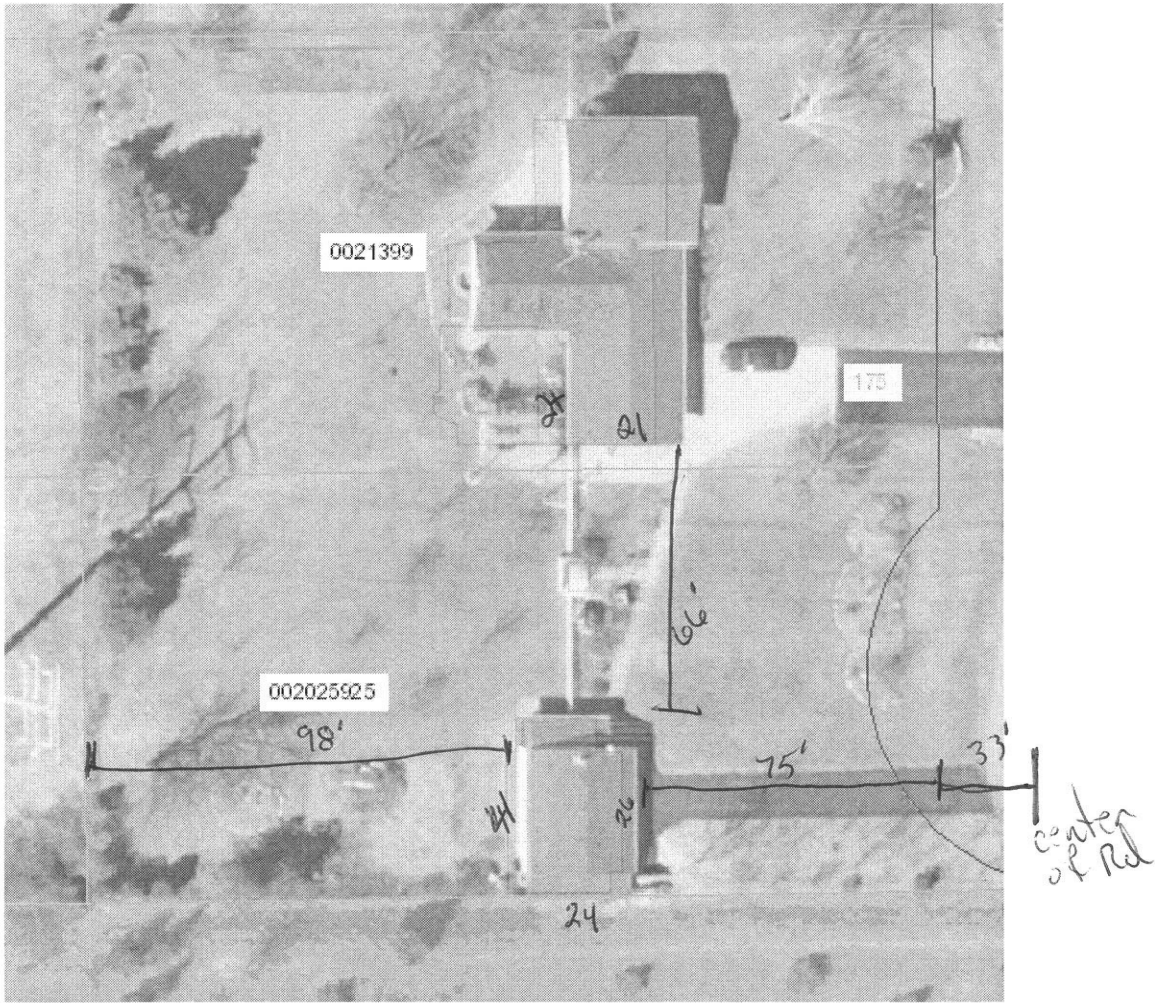
DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

The current structure is deteriorating. The proposed new garage will be built better and more functional than the current building.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.



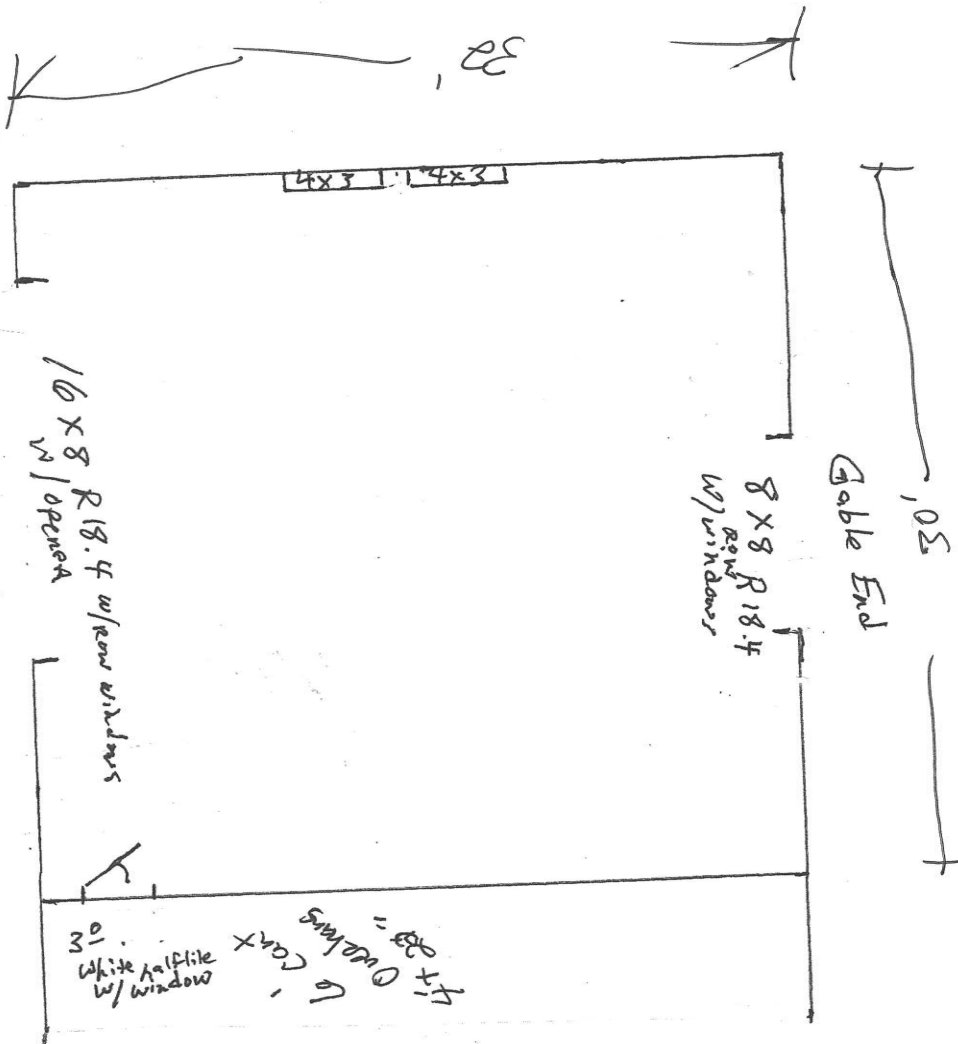
James Dietzler
 175 Baeton Rd
 OSHKOSH WI. 54904

920-216-3939

30' x 32' x 10' Garage w/ 4' cant Overhang + 2" Overhang

w/In Floor Heat
 on Concrete
 2" Foam
 1" Ext Grade Beam
 Cover w/ ~~the~~ Ground
 Beater

- 2x6 stud walls
- Trusses 4/12
- 24" Eaves
- 12" Gables
- 1- 16x8 R18.4 w/windows w/open
- 1- 8x8 R18.4 w/windows No-open
- 1- 3rd w/window white
- 2- 4x3 white No-Low E or Argon
- DANI Ridge Vent
- Landmark Shingles
- Mainstreet D4 Reg Vinyl Siding
- Alum Soffit under Overhang
- Tyvek Housewrap





DIGGER EXCAVATION

Estimate

Estimate No: 652 Date: 03/27/2018	Po box 709 Waupaca wi 54981 715)258-7117 DiggersExcavationWaupaca.com Savy.osman5@gmail.com
For: James dietzler jdietzler@premiercommunity.com 175 Barton Rd, Oshkosh, WI, United States	

Description	Quantity	Rate	Amount
demo garage and load into dumpster. demo and haul away concrete clear and level 30x32 pad for new slab deliver,spread , level and compact limestone base.	1	\$3,800.00	\$3,800.00

Subtotal	\$3,800.00
TAX 5.5%	\$209.00
Total	\$4,009.00

TOTAL \$4,009.00

Notes

Please read estimate carefully, Diggers excavation will supply labor and Materials on items listed above.
This is only an estimate as Diggers excavation bills out all work as time & materials bases @ \$125 per hour.

This estimate is good for 30 days

We strive to meet our customers needs and are happy to answer and questions or concerns.
Please feel free to call or email and we will do so ASAP

715)258-7117 or email Savy.osman5@gmail.com



HORST BUILDERS, LLC

New Homes • Garages • Small Commercial • Pole Buildings
Roofing • Siding • Decks

Wendell Horst
Ph: 920-293-8624
Fax: 920-293-8028
Cell: 920-229-1052

W6870 Cypress Rd.
Neshkoro, WI 54960

PROPOSAL SUBMITTED TO James Dietzler		PHONE 920-216-3939	DATE 11-6-2017
STREET 175 Barton Rd.		JOB NAME	
CITY, STATE, AND ZIP CODE OTTAWA WI. 54904		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

30 X 32 X 10' Garage w/ 4' ^{+20"} cantilevered overhang
Trusses 4/12 pitch (22" Eaves, 10" Gables) (Aluminum Parach Soffit)
1-16'x8' R18.4 Ins O. Door w/ 1-Row Windows + operes
1-8'x8' R18.4 Ins O. Door w/ 1-Row Windows No-Operes
1-3'-0" service door Alum. Clad w/ Half light
2-4x3 windows (white)
OMNI Ridge Vent
Landmark Shingles (CertainTeed)
Mainstreet D4 Reg Vinyl Siding
Tyvek Housewrap
5" concrete slab w/ Grade Beam 60% mix w/ Fiberesh, Gemil Ply, Sawcut, 2" Foam Under Concrete,
1" Foam Reinforce of Concrete
Labor + Materials

OPTION: Concrete Patio Approx \$5.00 sq. ft. # 1600
Concrete under overhang # 800

Note: Excavation + Fill Not Included.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Thirty Five Thousand Eight Hundred Ninety Five ⁰⁰/₁₀₀ dollars (\$ 35,895.⁰⁰/₁₀₀).

Payment to be made as follows:

\$15,000.⁰⁰ Down To Lock Contract, \$19,995.⁰⁰ when Concrete is Poured, ^(w/Tax Included)

Balance Due Upon Completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature Wendell Horst

Note: This proposal may be withdrawn by us if not accepted within 10 days.

CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL PERMITS

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



Application #18-SE-01

Date of Hearing:

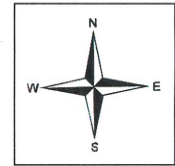
May 4, 2018

Owner(s):

Dietzler, James J. & Cynthia M.

Subject Parcel(s):

002025925



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

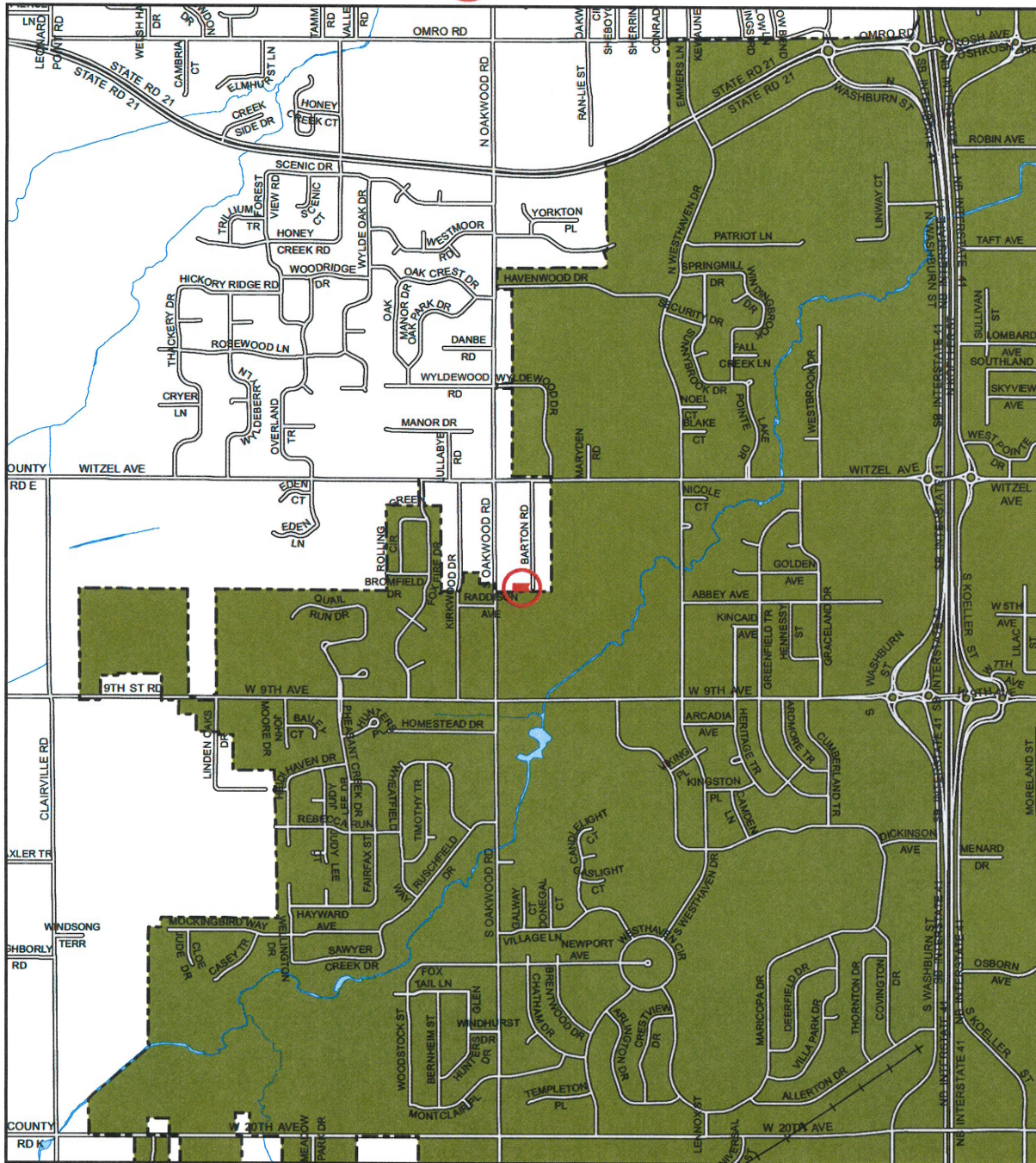
County Zoning Districts

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



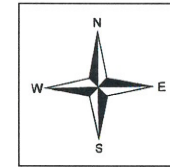
1 inch : 2,000 feet

Application #18-SE-01

Date of Hearing:
May 4, 2018

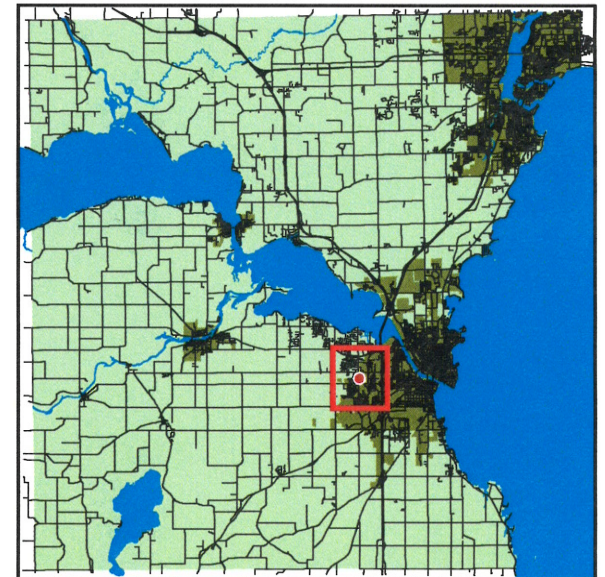
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Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

4/25/2018

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 4/25/2018 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-4470

Applicant:
N POTRATZ LLC

Agent:
None

Location of Premises:
5369 LEONARD POINT RD
OMRO, WI 54963

Tax Parcel No.:
016-031302
016-0313-01 (p)

Legal Description:
Part of Lot 1 of CSM-6898, being a part of the NE 1/4 of the SE 1/4, Section 11, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

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

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

None

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Single family residential.

Describe Proposed Use(s):

Single family residential. Enlarging lot need to rezone A2 to R1.

Describe The Essential Services For Present And Future Uses:

Existing sanitary & water.

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

Use does not change.

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

Use does not change.

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.

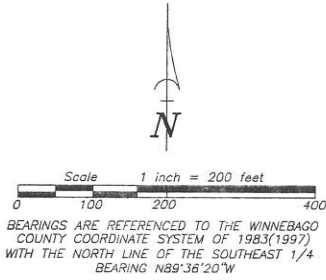
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

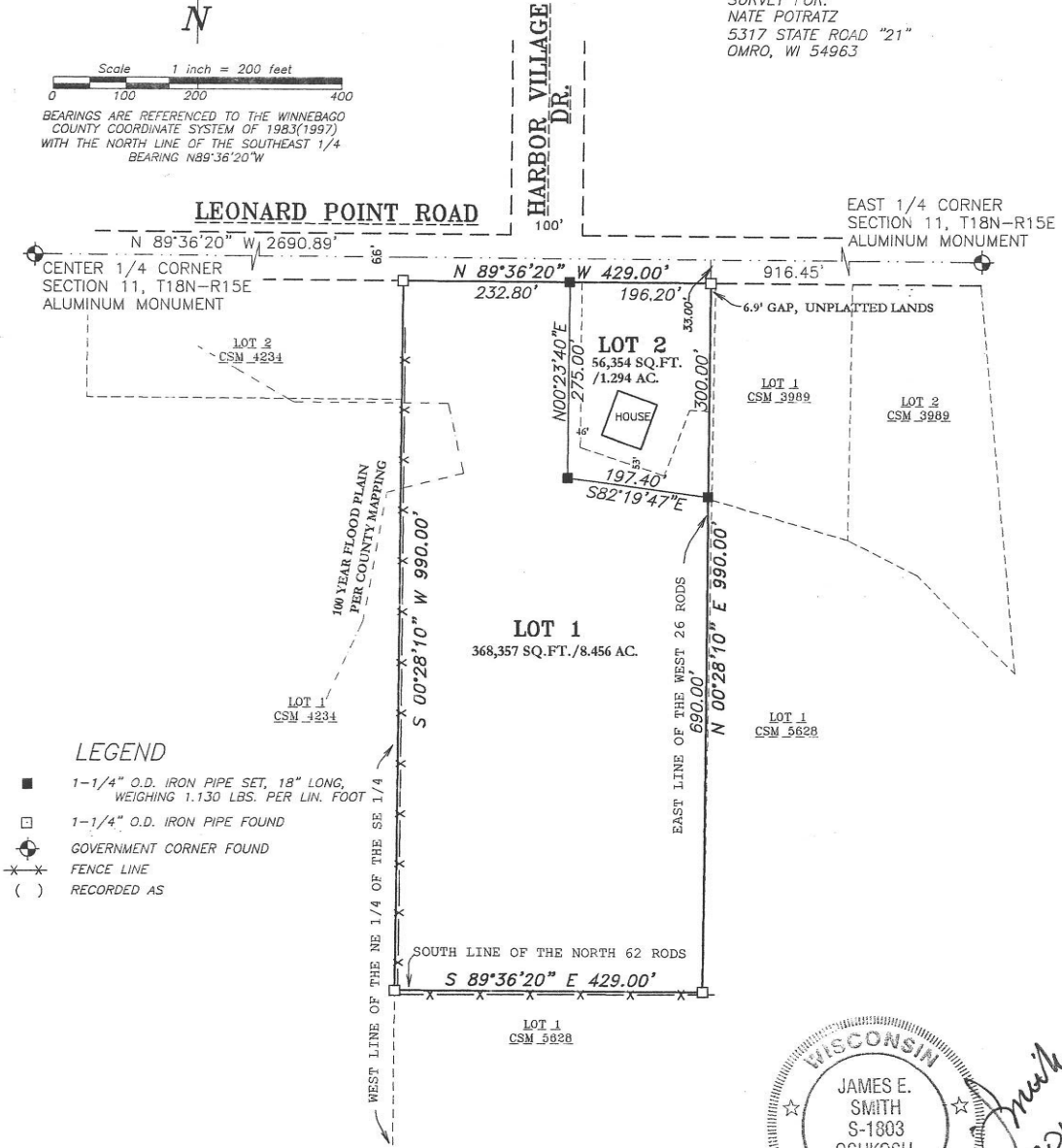
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. _____

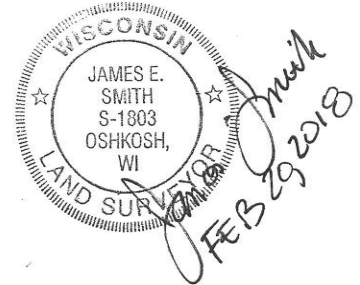
LOT 1 AND LOT 2 CERTIFIED SURVEY MAP 6898 BEING PART OF THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 15
EAST, TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN.



SURVEY FOR:
NATE POTRATZ
5317 STATE ROAD "21"
OMRO, WI 54963



- 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
 - ××× FENCE LINE
 - () RECORDED AS

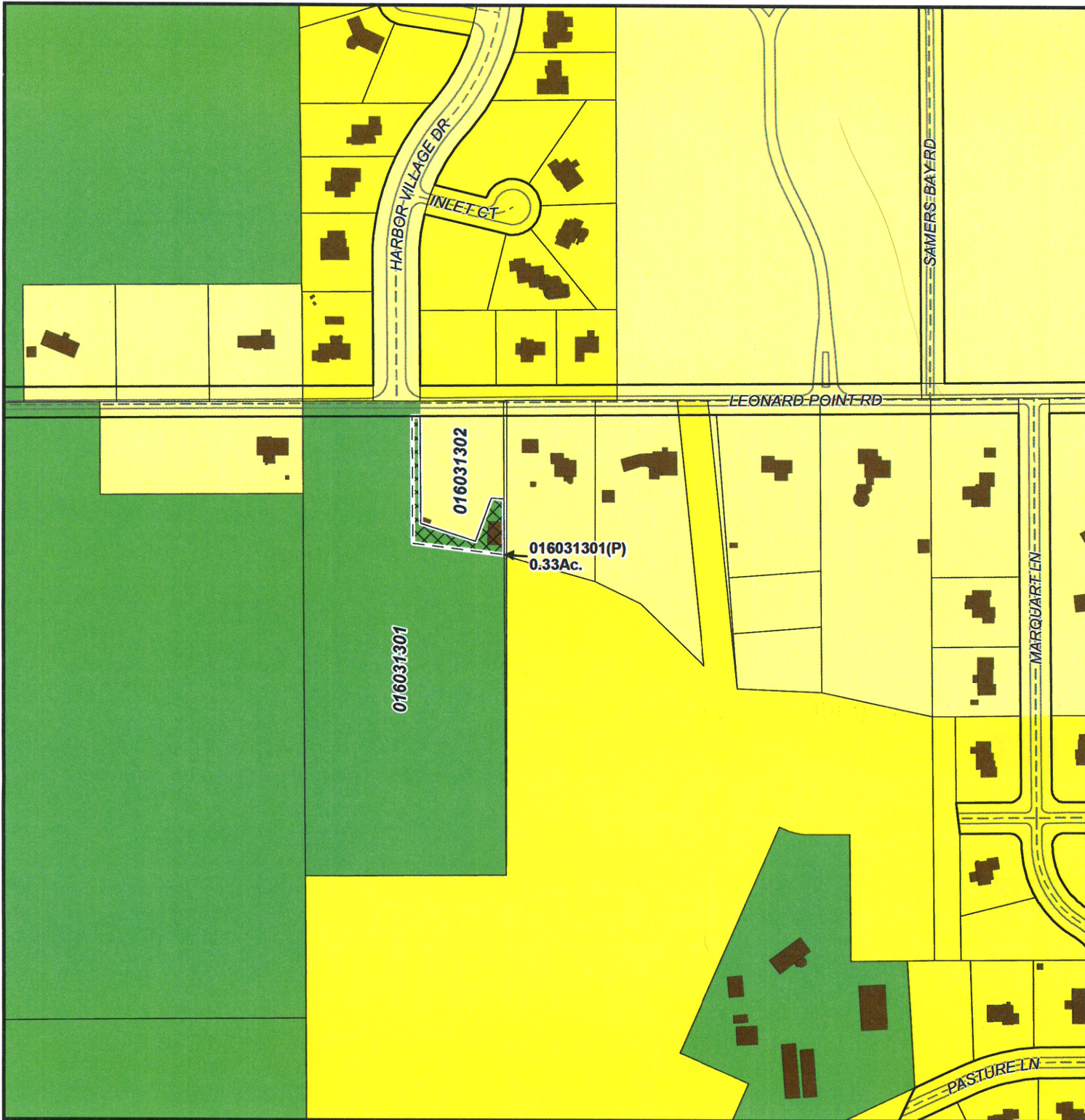


Martenson & Eisele, Inc.

109 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. 0-0701-008
FILE 0701007CSM SHEET 1 OF 3
This instrument was drafted by: JES



Application #18-ZC-4470

Date of Hearing:

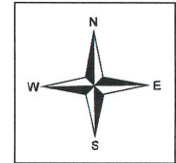
April 25, 2018

Owner(s):

NPotratz, LLC

Subject Parcel(s):

016031301(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

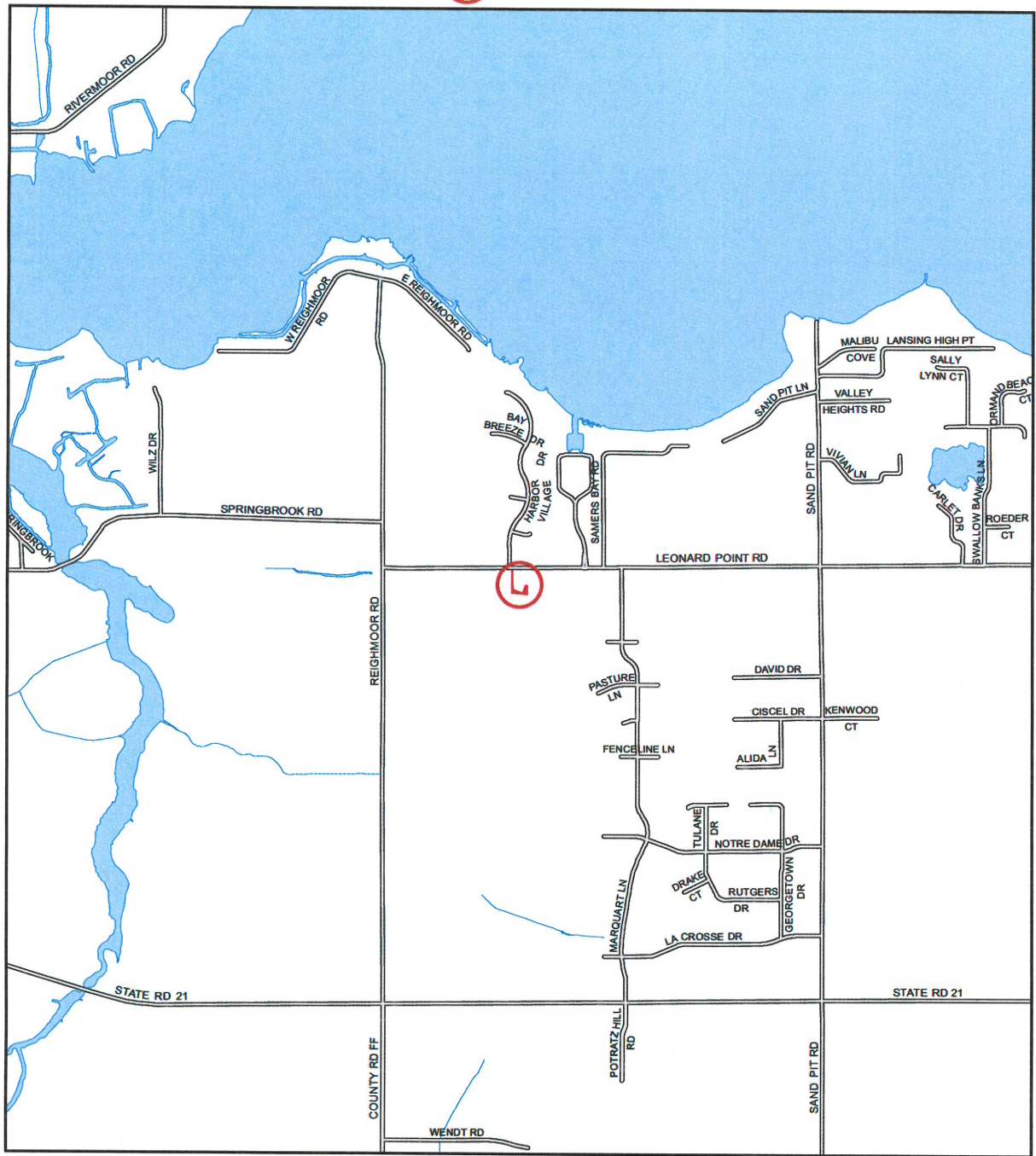
○ = SITE

Application #18-ZC-4470

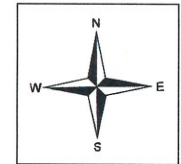
Date of Hearing:
April 25, 2018

Owner(s):
NPotratz, LLC

Subject Parcel(s):
016031301(P)

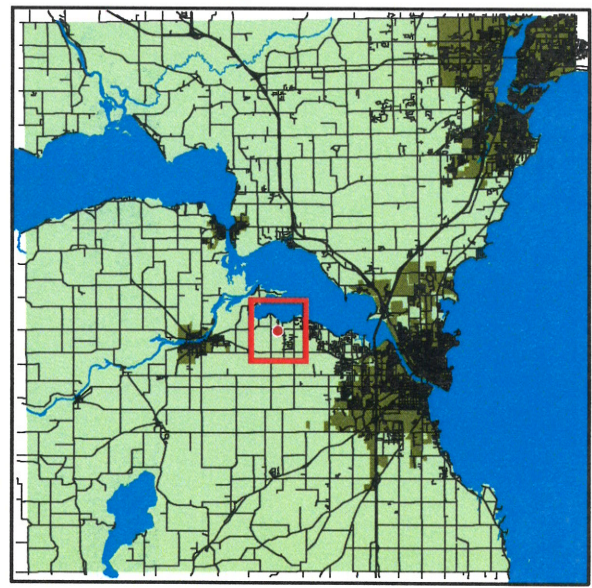


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Winnebago County
WINGS Project

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WINNEBAGO COUNTY