

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

9/24/2019

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 9/24/2019 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 CONDITIONAL USE REQUEST

Application No.:

2019-CU-5070

Applicant:

BALDWIN, ANNE T

BALDWIN, JEFFREY A

Agent:

None

Location of Premises:

8082 COUNTY RD B

WINNECONNE, WI 54986

Tax Parcel No.:

020-001807

Legal Description:

Being all of Lot 1 of CSM-5716 located in the SW 1/4 of the SW 1/4, Section 11, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Code Reference:

Chapter 23.8, Exhibit 8-1, 17.43

Description of Proposed Use:

Applicant is requesting a conditional use permit to modify and increase the size of an existing pond in a residential zoning district.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Shoreland

Current or Proposed Zoning:

R-1 Rural Residential

Code Reference:

Chapter 23.8, Exhibit 8-1, 17.43

Description of Proposed Use:

Applicant is requesting a conditional use permit to modify and increase the size of an existing pond in a residential zoning district.

Surrounding Zoning:

North: R-1

South: A-2

East: R-1

West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

We would like to make "D" shape pond out of existing water as shown on parcel viewer and close of drainage from pond and fill in ditch with drain tiles. Rain retention pond and 1 sump pump drainage keeping rest of land dry after rain. And control where sump pumps goes when discharge.

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

No running water from pond or sump pump discharge onto other property.

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.

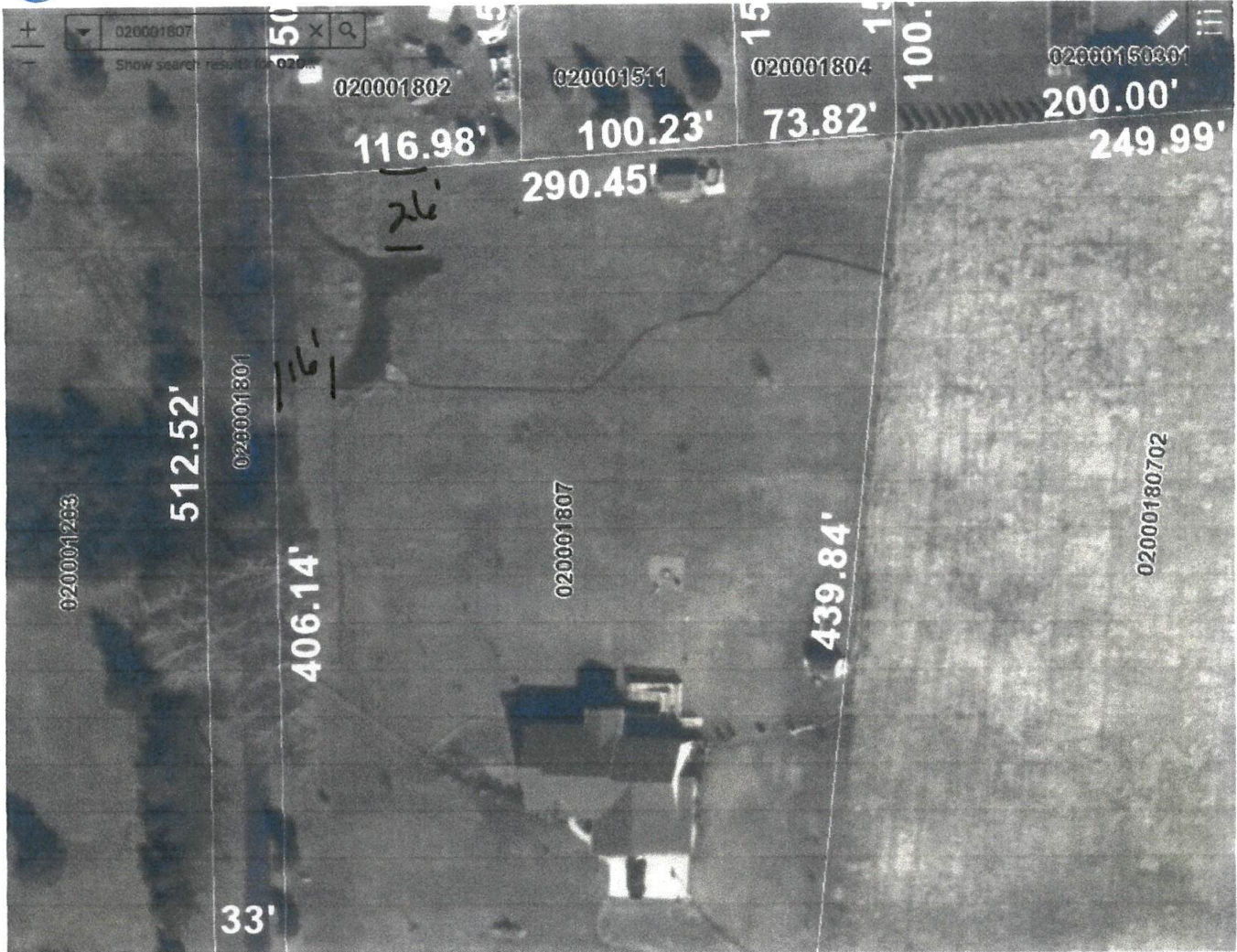
In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

A old



Parcel Viewer

Click on a Parcel for Detailed Information



0 30 60ft
723,236.153 514,441.300 Feet

(A) Fill in ditch equal Land and with drain tile and dirt.

(B) "D" shape pond 40' wide 70' Long only removing Partial dirt 8' deep.

(C) Filling in overFlo ditch.

(D) 3' x 3' beam push ~~dirt~~ any over Flo back into main yard. Keeping out of Neighbors. Approx 130' in length total.

Blue ink - will be 1' beam for any overFlo for ~~a~~ Secondary purpose for RAIN or extreme overFlo. from Pond

B

Parcel Viewer Click on a Parcel for Detailed Information



0 30 60ft
| 723,236.153 514,441.300 Feet |

Lake Poygan

Application #19-CU-5070

Date of Hearing:

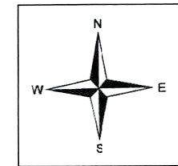
September 24, 2019

Owner(s):

Balwin, Jeffrey A & Anne T

Subject Parcel(s):

020001807



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

020001807
2.56 Ac.

COUNTY RD-B

GAVIN RD

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 #19-CU-5070

Date of Hearing:

September 24, 2019

Owner(s):

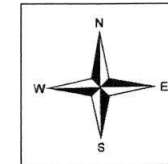
Balwin, Jeffrey A & Anne T

Subject Parcel(s):

020001807

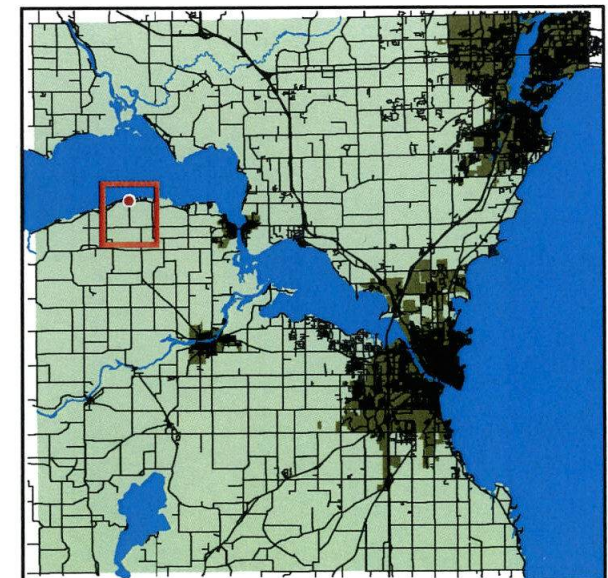


1 inch : 2,000 feet



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

HEARING DATE: September 24, 2019

To Whom It May Concern:

Below is a Notice of Public Hearing being published in the Oshkosh Northwestern. The Notice presents a general description of a proposed action, which is regulated by the Winnebago County Town/County Zoning Ordinance. This application or petition for action affects area in the immediate vicinity of property, which you own.

NOTICE OF PUBLIC HEARING

The Planning & Zoning Committee of Winnebago County will hold a Public Hearing in the **Room 120** of the Winnebago Administrative Building, Oshkosh, Wisconsin, on Tuesday, September 24, 2019 at 6:30 to consider the following case:

DESCRIPTION OF SUBJECT SITE:

Applicant(s): LANG, DENNIS

Agent(s): NA

Location of Premises Affected: WEST OF LYNGAAS RD WINNECONNE, WI 54986

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

Tax Parcel No.: 030-0064 (P)

EXPLANATION: Applicant is requesting a Planned Development District to create residential lots along a private road.

All interested persons wishing to be heard at the Public Hearing are invited to be present. For further detailed information concerning this notice, contact to Town Clerk or the Winnebago County Zoning Office.

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

STAFF REPORT TO: Planning & Zoning Committee

HEARING DATE: September 24, 2019

FILE NUMBER: 2019-PDD-5080

TAX PARCEL NO: 030-0064 (p)

SUBJECT: PLANNED DEVELOPMENT DISTRICT REQUEST

- I. **EXPLANATION:** Applicant is requesting a Planned Development District to create residential lots along a private road.

II. **GEOGRAPHICAL BACKGROUND INFORMATION**

A. **Applicant(s):** LANG, DENNIS

B. **Agent(s):**

C. **Location:** WEST OF LYNGAAS RD WINNECONNE, WI 54986

D. **Legal Description:** 030-0064 (P)

E. **Sanitation:** ☒ Existing ☐ Required ☒ Municipal ☐ Private System

F. **Overlay:** ☒ Shoreland ☐ Floodplain ☐ Wetlands ☐ Microwave
 ☐ SWDD ☐ AirPort

G. **Current Zoning:** A-2 General Agriculture,
Proposed: R-2 Suburban Low Density Residential,

H. **Existing Use of Property:** Vacant wood lands

I. **Proposed Use of Property:** Create garage lots for land owners north of W Lyngaas road.

J. **Surrounding Zoning & Uses:**

	Chapter 23
North	PDD
South	R-2
East	A-2
West	R-2

STAFF REPORT

Page 2

D-1 SECTION REFERENCE: Chapter 23, Article 7, Division 4 of Town/County Zoning Code

D-2 DESCRIBE EXISTING SITE CONDITIONS: Vacant wood land.

D-3 DESCRIBE THE PROPOSED PROJECT: Create garage lots for land owners across West Lyngaas Rd.

D-4 DESCRIBE WHY THE CURRENT ZONING CLASSIFICATION IS NOT APPROPRIATE FOR PROPOSED PROJECT AND/OR EXISTING SITE CONDITIONS: Private road limits ability to develop residential lots. Zoning change will allow for garage lots to be created for the existing land owners across the road.

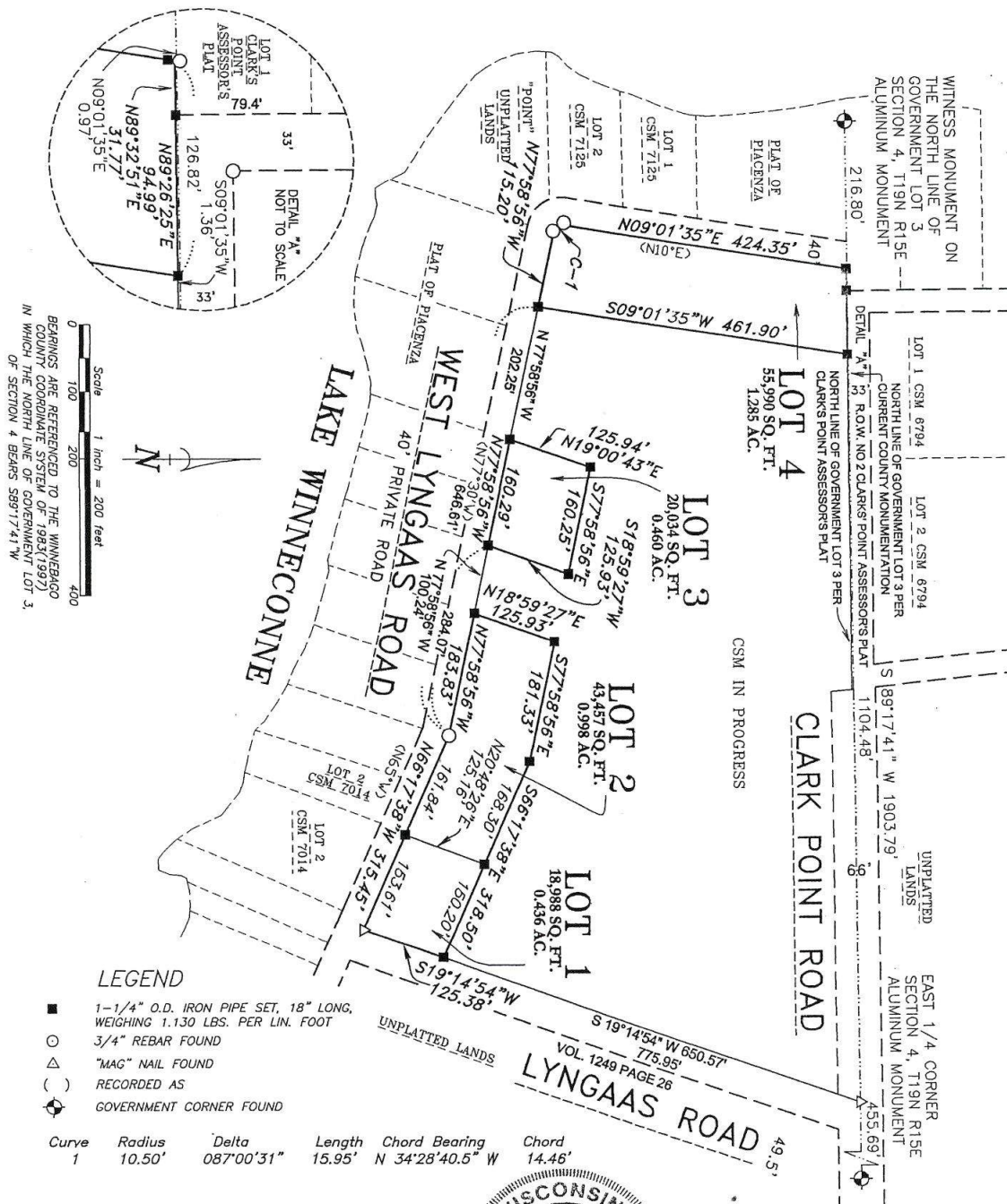
D-5 OTHER INFORMATION:

23.7-68 THE PLANNING AND ZONING COMMITTEE IN MAKING ITS DECISION SHALL CONSIDER THE FOLLOWING FACTORS:

- (1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed district is consistent with the county's comprehensive plan;
- (3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;
- (4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the effects of development within the proposed district on the natural environment;
- (6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;
- (7) the effects of development in the proposed district on public services and facilities;
- (8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;
- (9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;
- (10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (11) 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.

PART OF GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP
19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE,
WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
DENNIS LANG
6178 CLARK POINT ROAD
WINNECONNE WI 54986



m.e.

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. 0-2180-002
FILE 2180002CSM SHEET 1 OF 3

This instrument was drafted by: DSL

Application #19-PDD-5080

Date of Hearing:

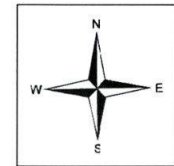
September 24, 2019

Owner(s):

Lang, Dennis

Subject Parcel(s):

0300064(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



Lake
Winneconne

○ = SITE

Application #19-PDD-5080

Date of Hearing:

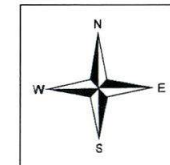
September 24, 2019

Owner(s):

Lang, Dennis

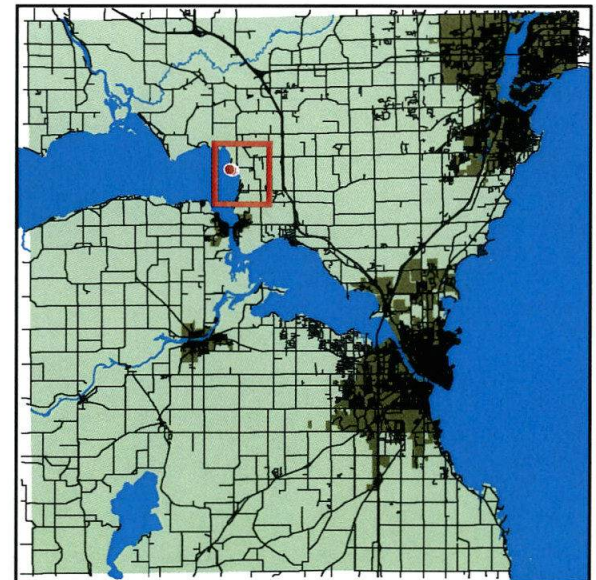
Subject Parcel(s):

030-0064(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 9/24/2019

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 9/24/2019 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-5090

Applicant:
LANG, DENNIS

Agent:
None

Location of Premises:
WEST OF LYNKAAS RD

Tax Parcel No.:
030-0064 (p)

Legal Description:
Being a 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 the current zoning of A-2 General Agriculture to R-2 Suburban Residential to create garage lots.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: PDD

South: R-2

East: A-2

West: R-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant wood land.

Describe Proposed Use(s):

Create garage lots for land owners across West Lyngaas Rd.

Describe The Essential Services For Present And Future Uses:

Public Sanitary Sewer. No sewer connections required for garage lots.

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

Private road limits ability to create residential lots on this parcel.

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

Garage lots are compatible with residential lake lots.

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.

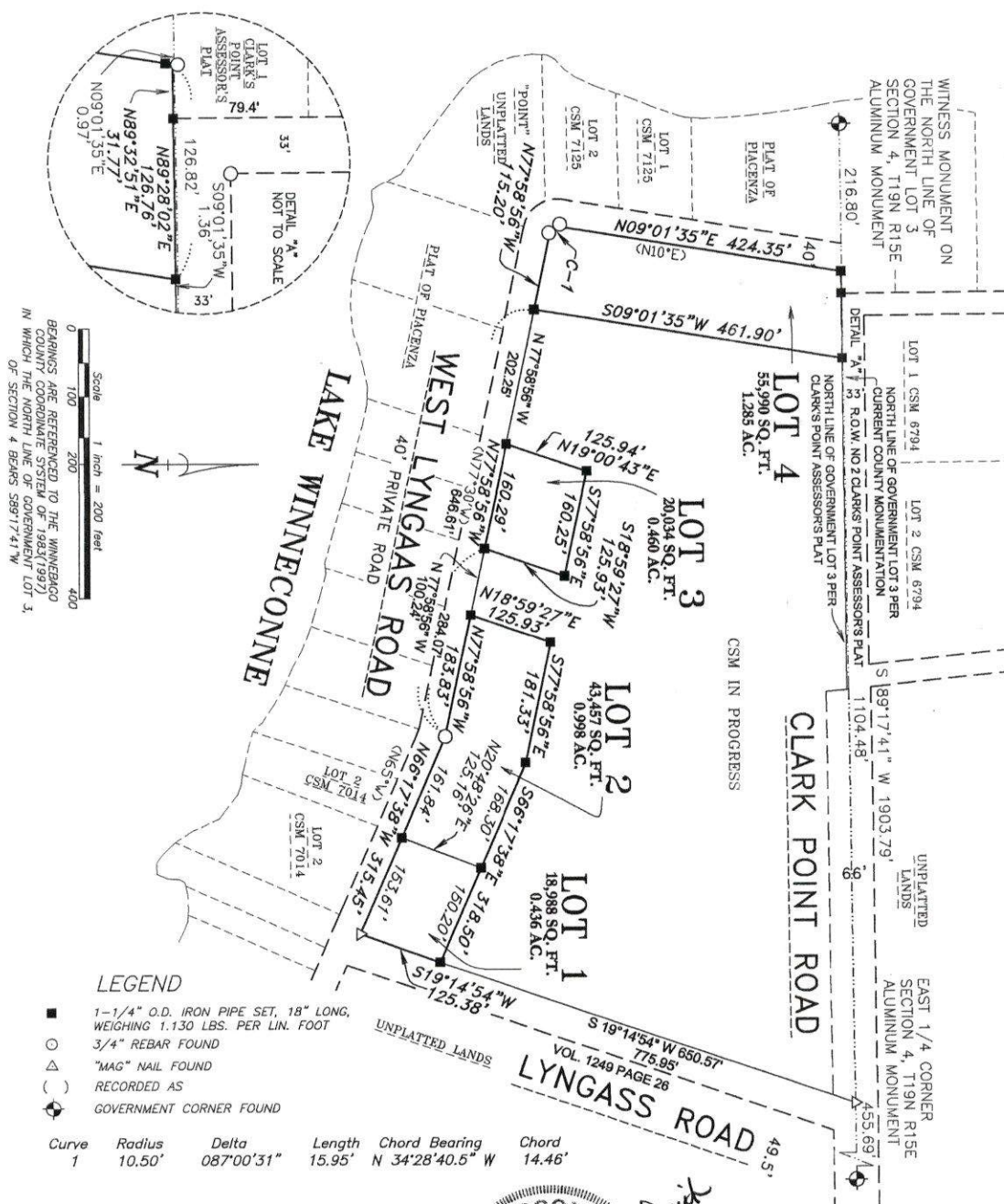
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's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

PART OF GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP
19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE,
WINNEBAGO COUNTY, WISCONSIN.

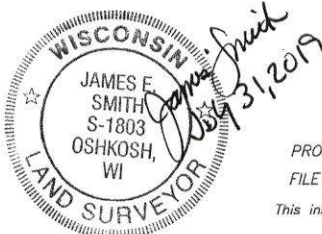
SURVEY FOR:
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6178 CLARK POINT ROAD
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Planning
Environmental
Surveying
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Architecture



PROJECT NO. 0-2180-002
FILE 2180002CSM SHEET 1 OF 3
This instrument was drafted by: DSL

Application #19-ZC-5090

Date of Hearing:

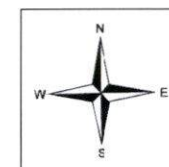
September 24, 2019

Owner(s):

Lang, Dennis

Subject Parcel(s):

0300064(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



Lake
Winneconne

○ = SITE

Application #19-ZC-5090

Date of Hearing:

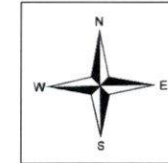
September 24, 2019

Owner(s):

Lang, Dennis

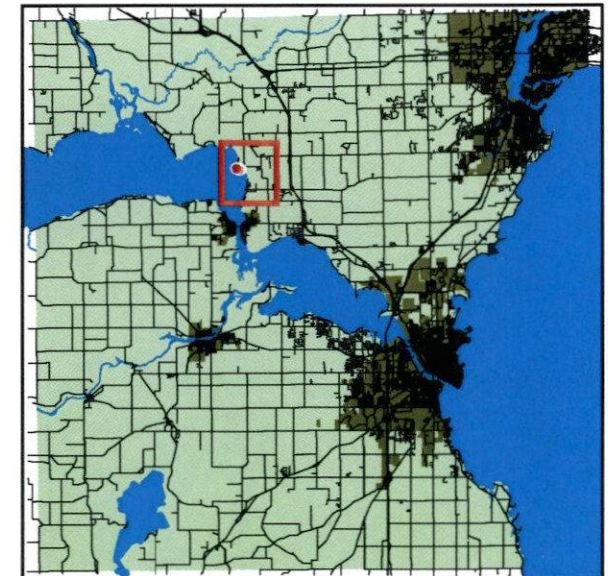
Subject Parcel(s):

030-0064(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

9/24/2019

TO WHOM IT MAY CONCERN:

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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-5060

Applicant:

HOPPE, KEVIN J
HOPPE, NANCY E

Agent:

None

Location of Premises:

7674 CENTER RD
NEENAH, WI 54956

Tax Parcel No.:

006-084901

Legal Description:

Being all of Lot 2 of CSM-5954 located in the NW 1/4 of the NW 1/4, Section 34, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from the A-2 General Agriculture Zoning District to R-1 Rural Residential District.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential District

Surrounding Zoning:

North: Town of Clayton A-2

South: A-2

East: A-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Private home with shed.

Describe Proposed Use(s):

2 private homes.

Describe The Essential Services For Present And Future Uses:

Private sewer, private well, road. All present and future.

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

Much land unused and could be used for 2 homes.

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

Surrounding properties are large residential use lots. One to north is used for farming also,

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 ID 006-084901



Application #19-ZC-5060

Date of Hearing:

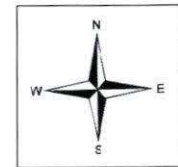
September 24, 2019

Owner(s):

Hoppe, Kevin J & Nancy E

Subject Parcel(s):

006084901



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 #19-ZC-5060

Date of Hearing:

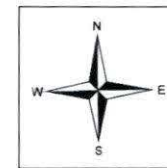
September 24, 2019

Owner(s):

Hoppe, Kevin J & Nancy E

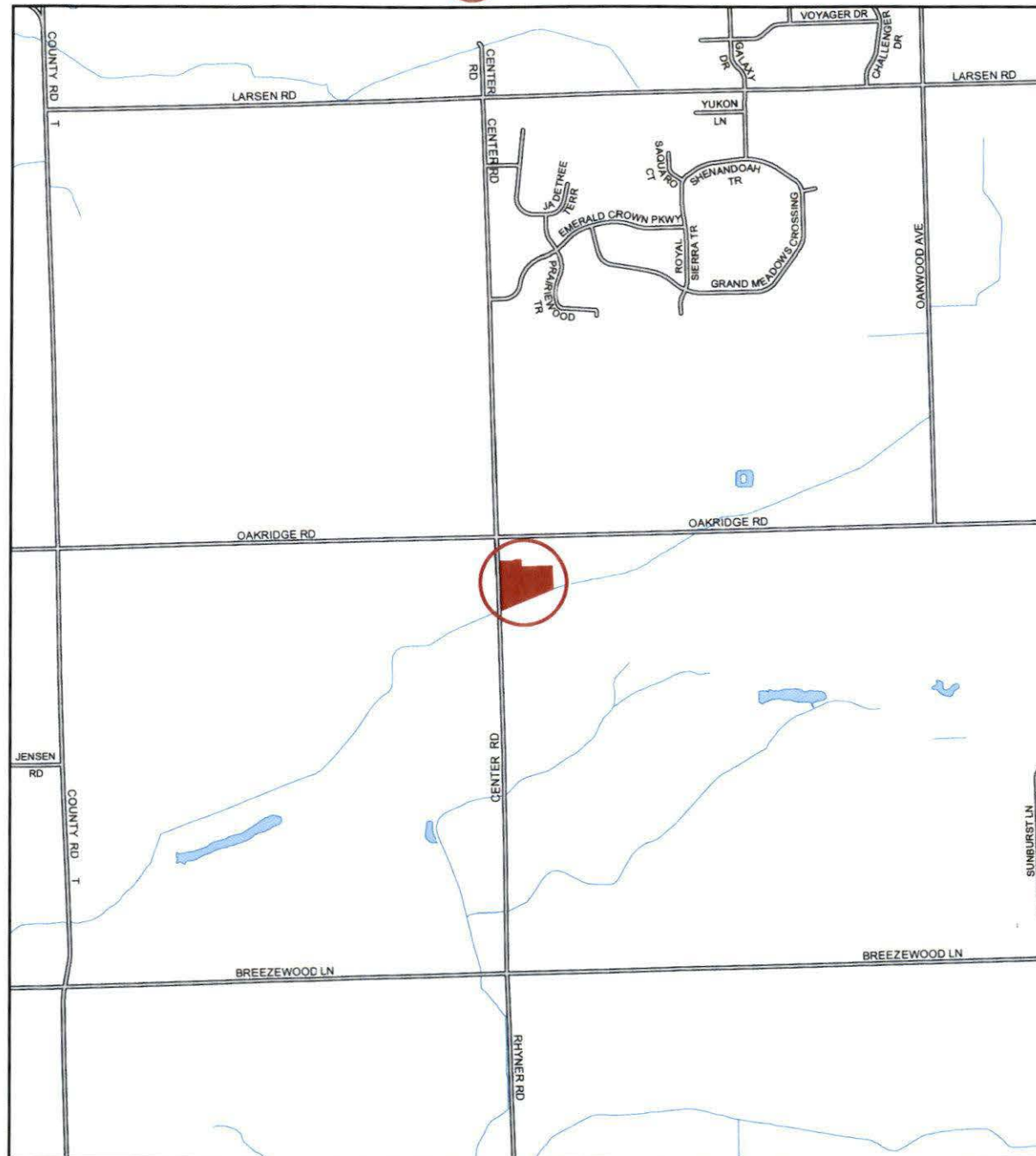
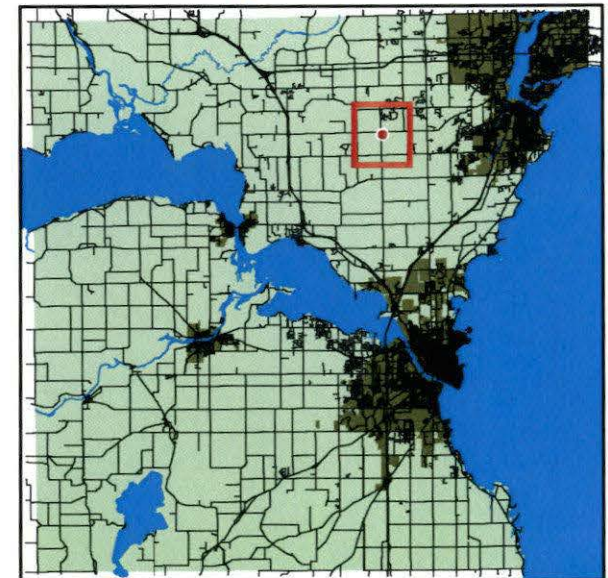
Subject Parcel(s):

006084901



*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY