

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

8/28/2018

### 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 8/28/2018 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-4580

**Applicant:**

LANGOHR, LAURENCE S

**Agent:**

None

**Location of Premises:**

522 MUTTART RD  
NEENAH, WI 54956

**Tax Parcel No.:**

010-0155

**Legal Description:**

Being all of Lot 1 of CSM-5680 located in the NE 1/4 of the SE 1/4, Section 8, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Code Reference:**

Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, Series 9.05 "Commercial Stable".

**Description of Proposed Use:**

Applicant is requesting a conditional use for a commercial stable in an A-2 (General Agriculture) zoning district.

## INITIAL STAFF REPORT

**Sanitation:**

System Required  
Private System

**Overlays:**

Wetlands

**Current or Proposed Zoning:**

A-2 General Agriculture

**Code Reference:**

Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, Series 9.05 "Commercial Stable".

**Description of Proposed Use:**

Applicant is requesting a conditional use for a commercial stable in an A-2 (General Agriculture) zoning district.

**Surrounding Zoning:**

**North:** R-1

**South:** A-1

**East:** R-2

**West:** I-2

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

**Describe the Proposed Use:**

In reference to 522 Muttart Rd, Neenah, WI, our intention is to construct a horse barn and riding arena on 5.2 acres of our existing 24 acres. The structure will be approximately 16,000 sq. ft., having 8 stalls and riding arena, as well as farm equipment. The stable will house our 4 horses with 4 additional for possible boarding. Animal waste will either be hauled away or composted. Our facility will be run by us and well maintained. Remaining acreage will be used for continued agricultural use.

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

Zoning is A-2. Our use is consistent with that zoning. We do not anticipate any adverse impacts on the surroundings.

## SECTION REFERENCE AND BASIS OF DECISION

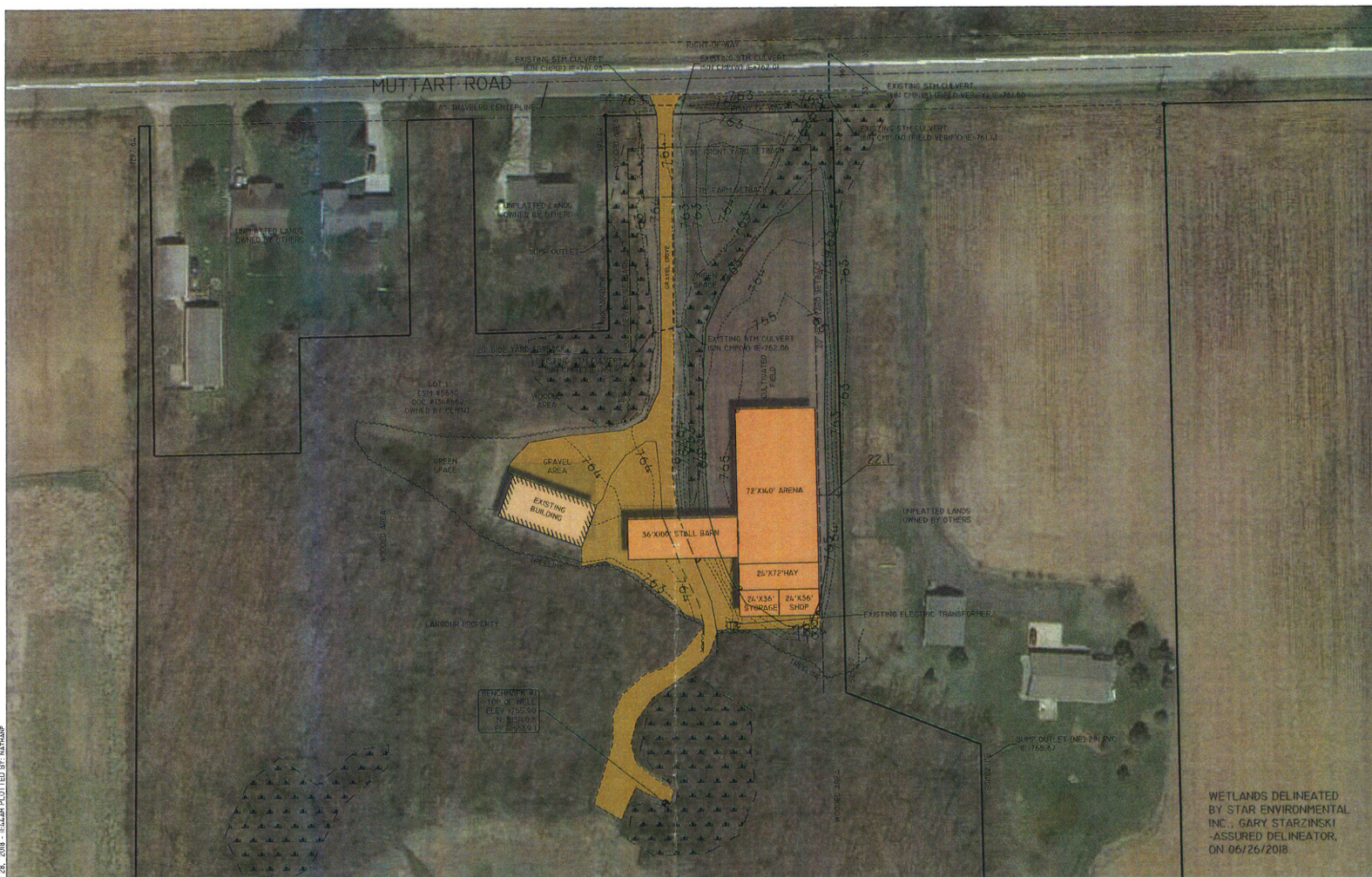
**23.7-114 Basis of decision**

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.



DRAWING FILE: P:\1800-8199\8178 - JAG Properties - Newham Parcel\NewhamDesign\8178-Design.dwg LAYOUT DESIGN  
 PLOTTED: JAN 28, 2018 - 11:44am PLOTTED BY: NATHANP

**REI Engineering, INC**  
 6080 N. 20TH AVENUE  
 WAUKESHA, WISCONSIN 54401  
 PHONE: 763.675.9786 FAX: 763.675.6589  
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL  
 ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

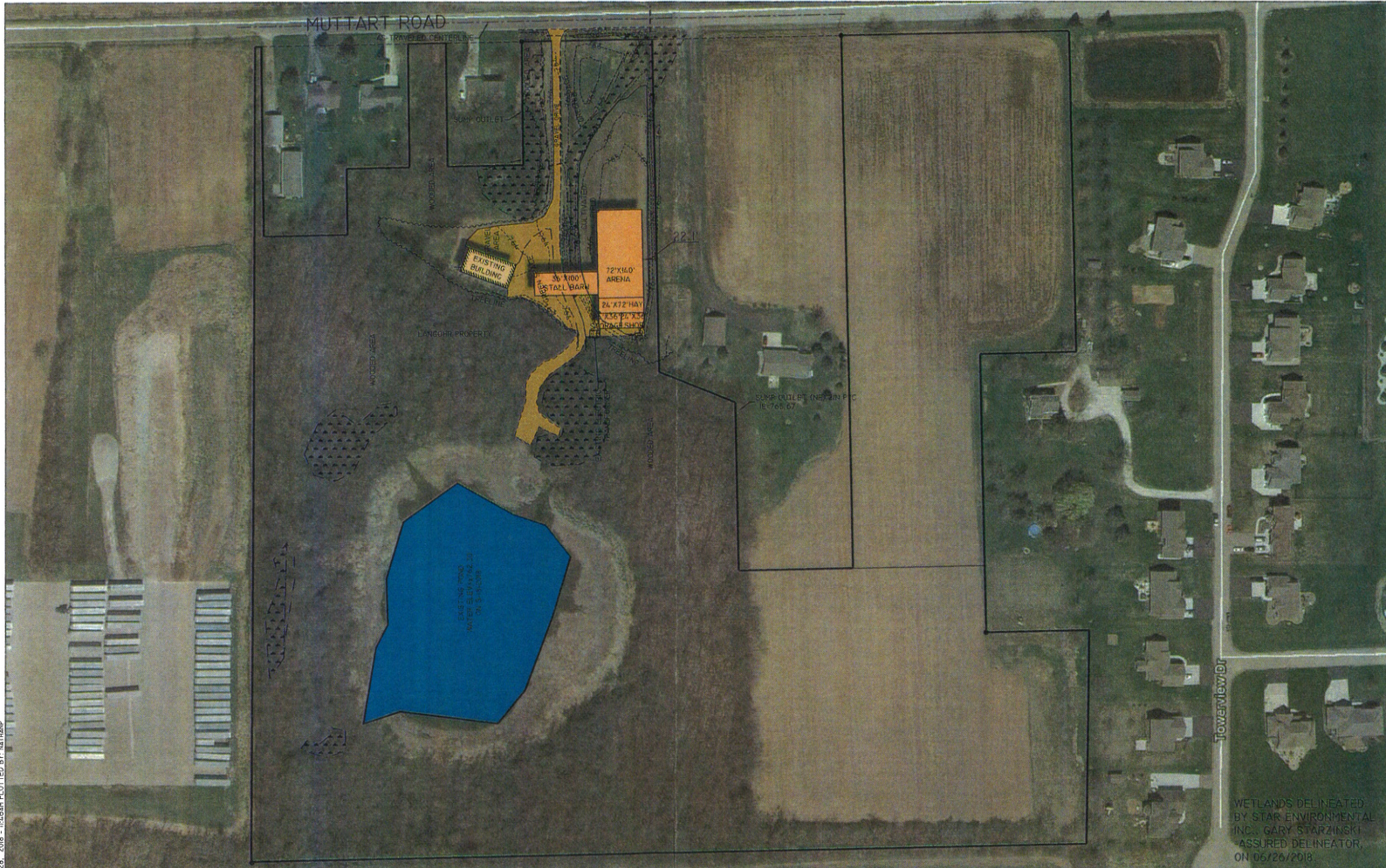
DESIGNED BY: TAR	CHECKED BY:
SURVEYED BY: TAR/JM	APPROVED BY:
DRAWN BY: NAP	DATE: 06/28/18

**PROPOSED HORSE ARENA**  
 LANGOHR PROPERTY  
 522 MUTTART ROAD

**REI**  
 REI NO. 8178  
 SHEET DES

WETLANDS DELINEATED  
 BY STAR ENVIRONMENTAL  
 INC., GARY STARZINSKI  
 -ASSURED DELINEATOR,  
 ON 06/26/2018.



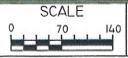


DRAWING FILE: P:\1000-8000\8178 - AUC Properties - Nienan Parcel\Draws\Design\8178-Design.dwg LAYOUT: DESIGN OVERALL  
PLOTTED: JAN 28, 2018 - 11:45am PLOTTED BY: NATHAN

**REI Engineering, Inc.**  
4000 N. 27TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.875.9768 FAX: 715.875.0040  
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: TAR	CHECKED BY:
SURVEYED BY: TAR, JIM	APPROVED BY:
DRAWN BY: NAP	DATE: 06/28/18

**PROPOSED HORSE ARENA**  
LANGOHR PROPERTY  
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WETLANDS DELINEATED  
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**REI**  
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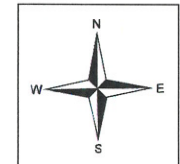


**Application #18-CU-4580**

Date of Hearing:  
**August 28, 2018**

Owner(s):  
**Langohr, Laurence & Suzanne**

Subject Parcel(s):  
**0100155**



*Winnebago County  
WINGS Project*

**Scale**  
**1 inch : 400 feet**

**County Zoning Districts**

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

*City of Oshkosh Extraterritorial  
Zoning Jurisdiction*

*Incorporated Area*



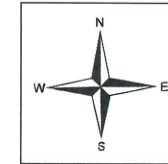
○ = SITE

Application #18-CU-4580

Date of Hearing:  
August 28, 2018

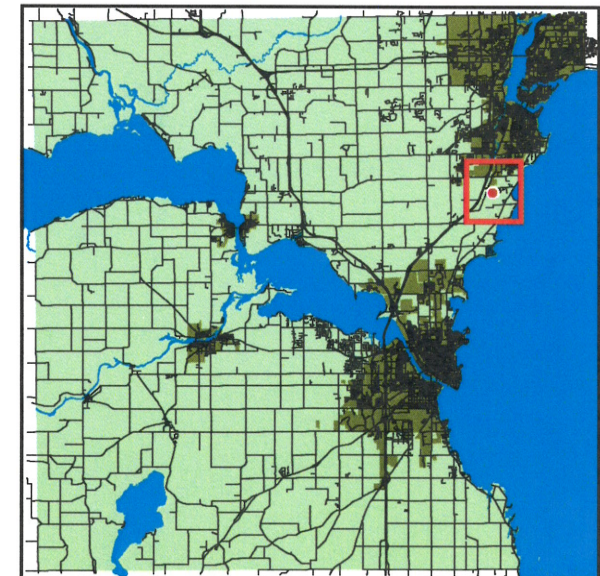
Owner(s):  
Langohr, Laurence & Suzanne

Subject Parcel(s):  
0100155

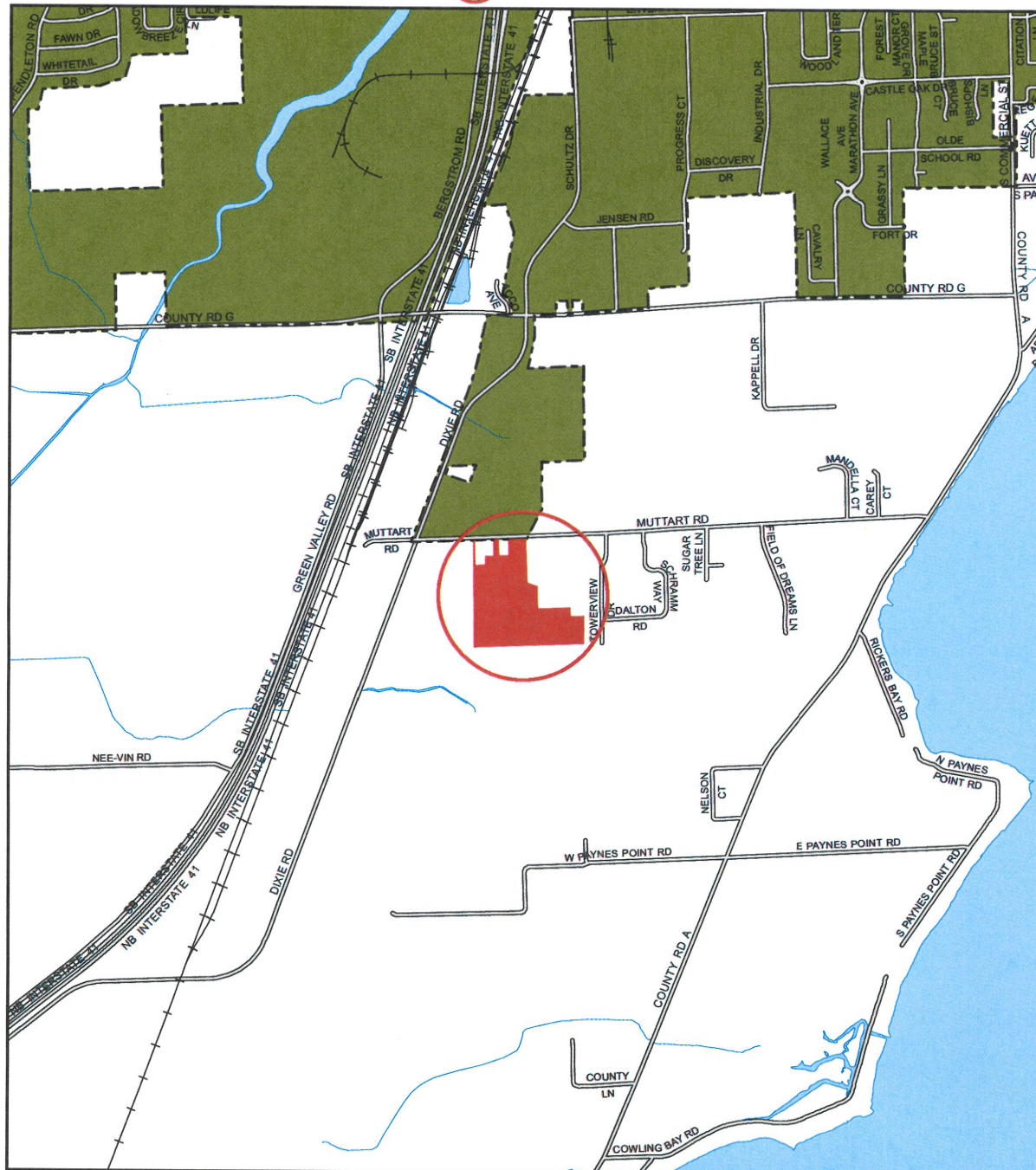


Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

8/28/2018

### 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 8/28/2018 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-4560

**Applicant:**

STREBLOW, RANDALL B

**Agent:**

None

**Location of Premises:**

WEST OF 3361 DOYLE LN  
OSHKOSH, WI 54902

**Tax Parcel No.:**

012-0390(P) & 012-0391(P)

**Legal Description:**

Being a part of Lot 2 of CSM-6154 located in the SE 1/4 of the NE 1/4, and also part of the SW 1/4 of the NE 1/4, all in Section 22, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a zoning map amendment from R-8 (Manufactured Home Community) to A-2 (General Agriculture) to create an agricultural lot.



**INITIAL STAFF REPORT**

**Sanitation:**

System Required  
Municipal System

**Overlays:**

Shoreland  
Wetlands

**Current Zoning:**

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

**Proposed Zoning:**

A-2 General Agriculture

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** R-8

**West:** A-2

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

**Describe Present Use(s):**

Growing crops.

**Describe Proposed Use(s):**

Build personal house.

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

Will need septic, well, driveway.

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

Best place to build house.

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

Living space.

**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.

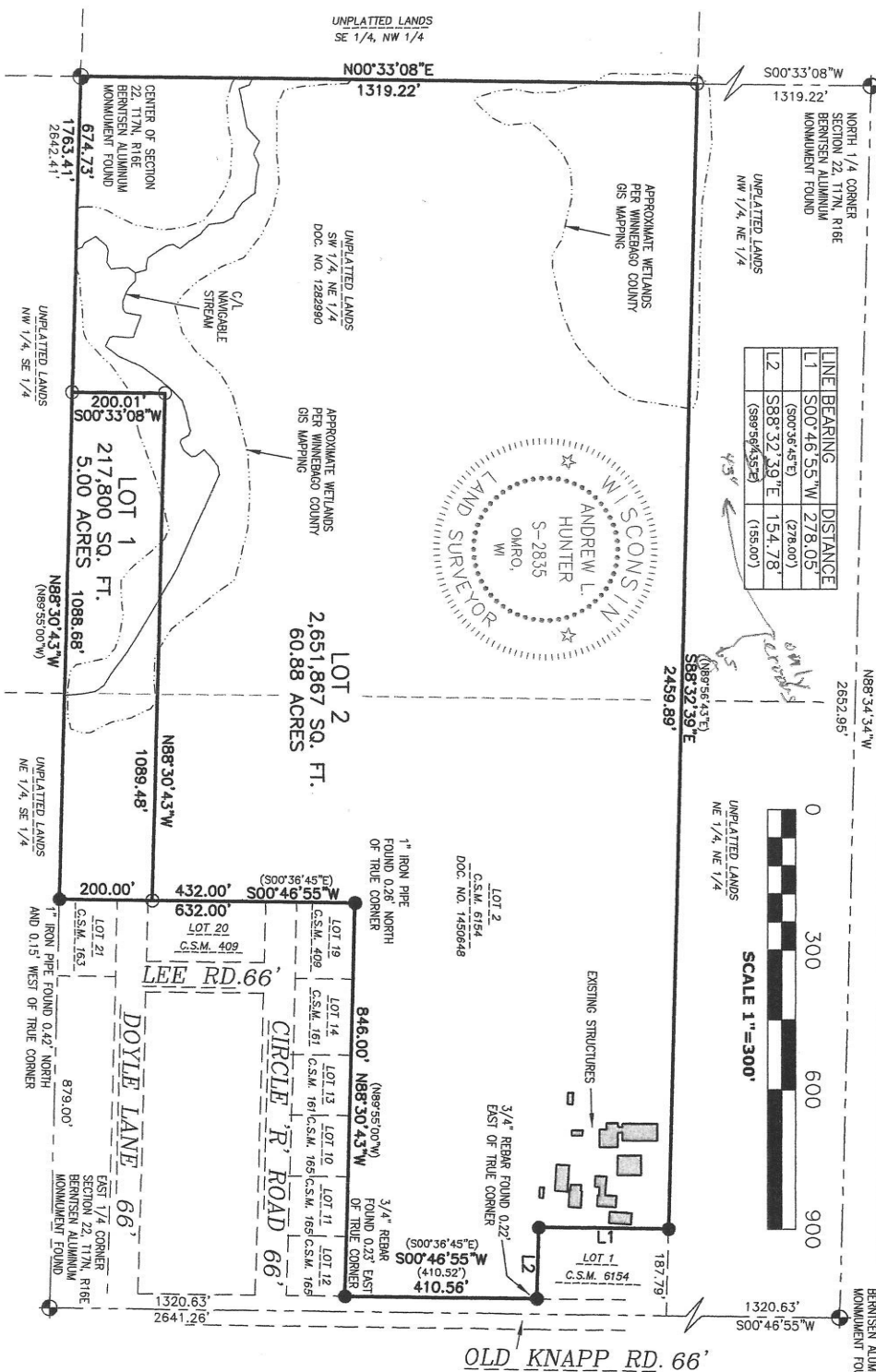
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's 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. \_\_\_\_\_ SHEET 1 OF 3**

BEING THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALSO ALL OF LOT 2  
 CERTIFIED SURVEY MAP NO. 6154 BEING PART OF THE SOUTHEAST 1/4,  
 NORTHEAST 1/4, ALL IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 16 EAST,  
 TOWN OF NEKIMI, WINNEBAGO COUNTY, WISCONSIN.

**NOTES**

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
 BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM  
 (WINNEBAGO COUNTY) NAD 83(97), WHERE THE SOUTH LINE OF THE N.E. 1/4  
 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 16 EAST BEARS N88°30'43"W.

**SUBDIVIDER**

RANDALL B. STREIBLOW  
 1185 OLD KNAPP RD  
 OSHKOSH, WI 54902  
 TAX PARCEL NUMBERS  
 012039123 AND 01203990

**LEGEND**

- ( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- DENOTES 3/4 INCH DIAMETER IRON REBAR FOUND, UNLESS OTHERWISE NOTED
- DENOTES 1 INCH INSIDE DIAMETER IRON PIPE 18 INCHES LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.

06/08/2018  
 PROJECT 5472  
 SHEET 1 OF 3

**WISCONSIN**  
 LAND SURVEYING INC.  
*Professional Service You Can Trust*

5020 LEONARD POINT RD. OSHKOSH, WI 54904  
 www.wisconsinlandsurveying.com (920)410-7744

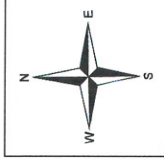


**Application #18-ZC-4560**

Date of Hearing:  
August 28, 2018

Owner(s):  
Streblow, Randall B.

Subject Parcel(s):  
0120390(P) & 012039123(P)



Winnebago County  
WINGS Project

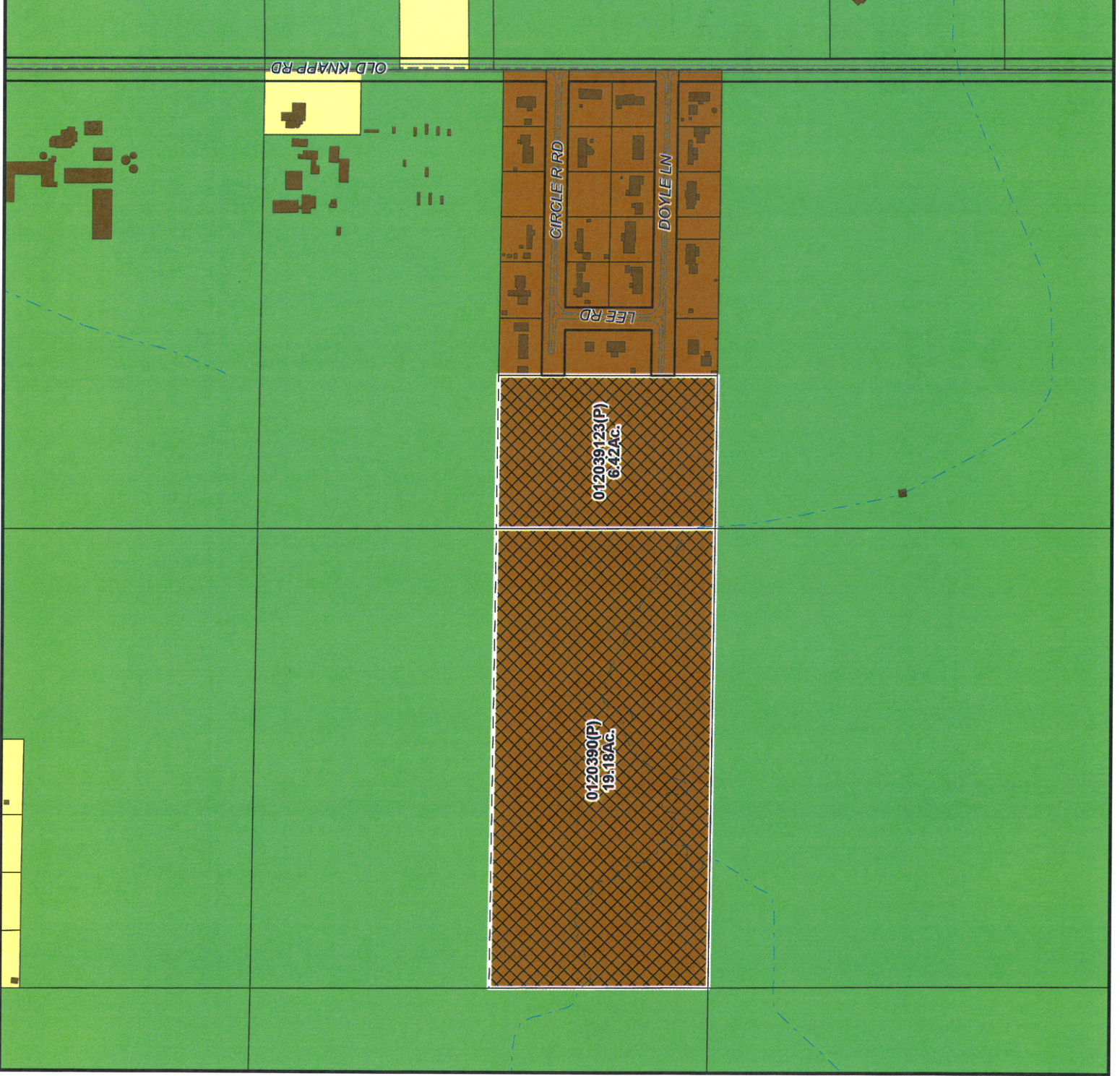
**Scale**  
1 inch : 400 feet

**County Zoning Districts**

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

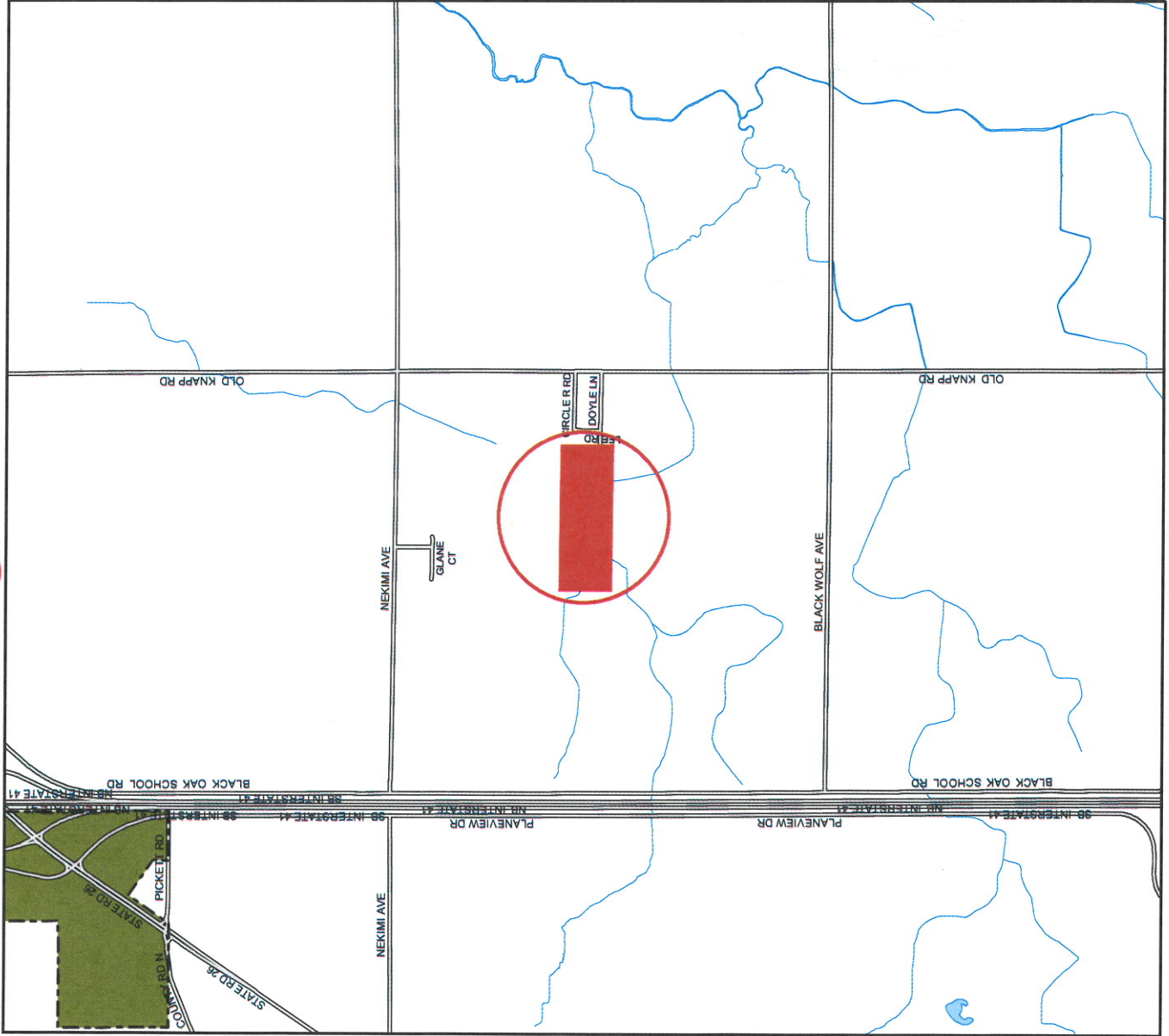
City of Oshkosh Extraterritorial/  
Zoning Jurisdiction

Incorporated Area





○ = SITE

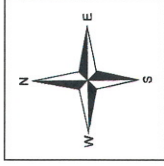


**Application #18-ZC-4560**

Date of Hearing:  
August 28, 2018

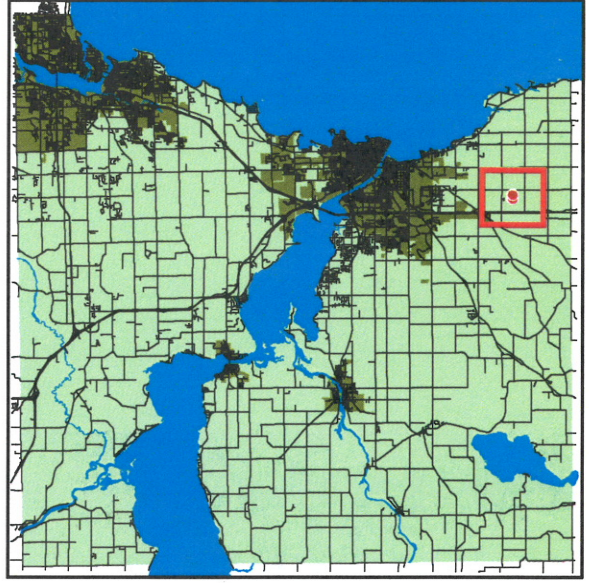
Owner(s):  
Streblow, Randall B.

Subject Parcel(s):  
0120390(P) & 012039123(P)



Winnebago County  
WINGS Project

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WINNEBAGO COUNTY