

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 10/23/2018

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 10/23/2018 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-4620

Applicant:

MARKS, SUSAN

Agent:

SMITH, JAMES - MARTENSON & EISELE, INC

Location of Premises:

6392 & 6386 LAKESHORE RD
WINNECONNE, WI 54986

Tax Parcel No.:

030-020405
030-020406

Legal Description:

Being a part of Government Lot 1, Section 16, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District) and combine the two lots creating a .45 acre residential parcel.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Floodplain
Shoreland

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: Lake

South: Lake

East: R-1

West: Lake

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Two single family parcels.

Describe Proposed Use(s):

One single family parcel.

Describe The Essential Services For Present And Future Uses:

Private well and septic.

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

Combining the two existing parcels into one parcel would allow a better site for a new single family home which also needs to comply with floodplain and impervious requirements.

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

Surrounding land use is 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.

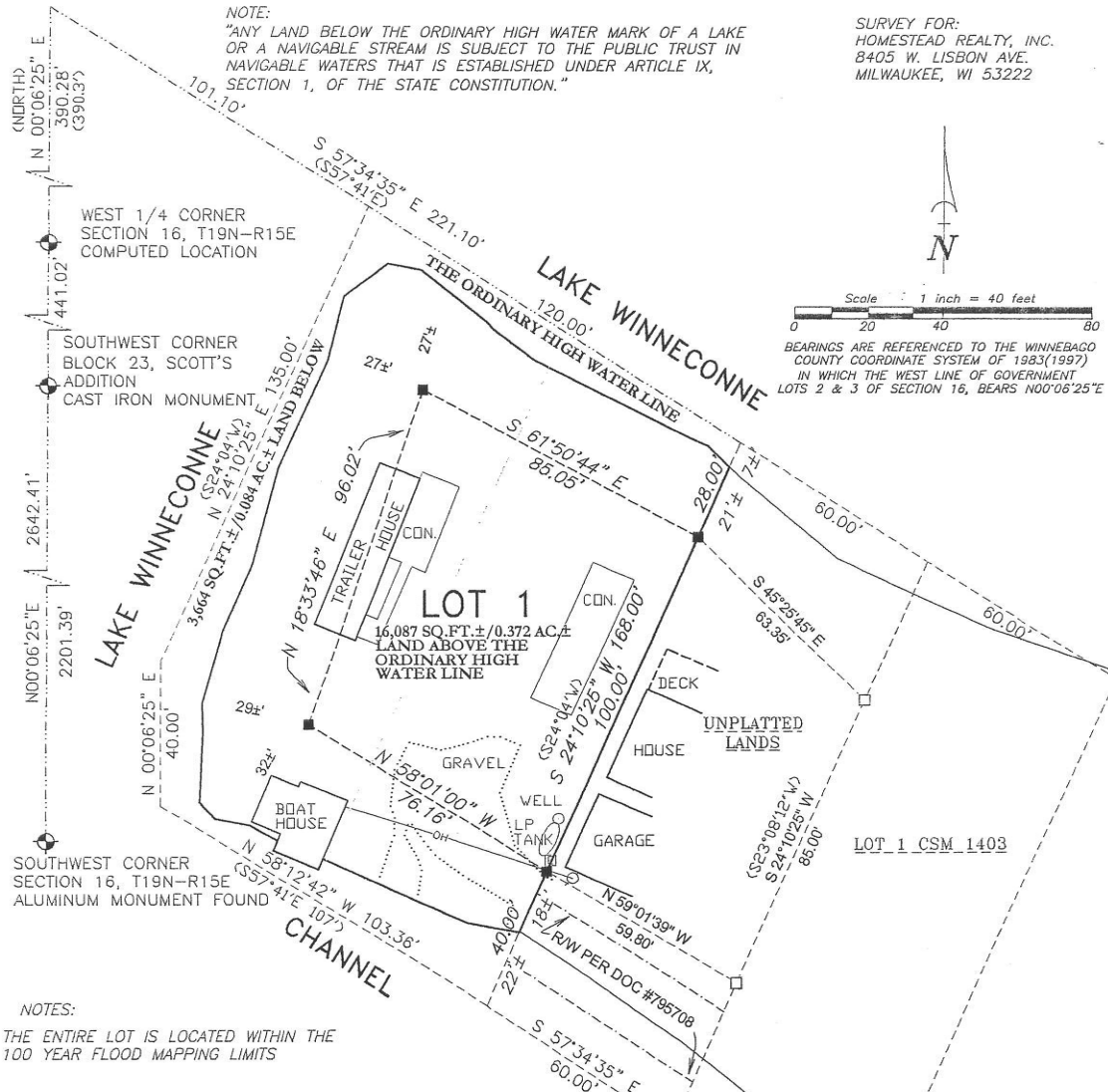
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's 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 NO. _____

PART OF GOVERNMENT LOT 1 IN SECTION 16,
TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF
WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.



Martenson & Eisele, Inc.

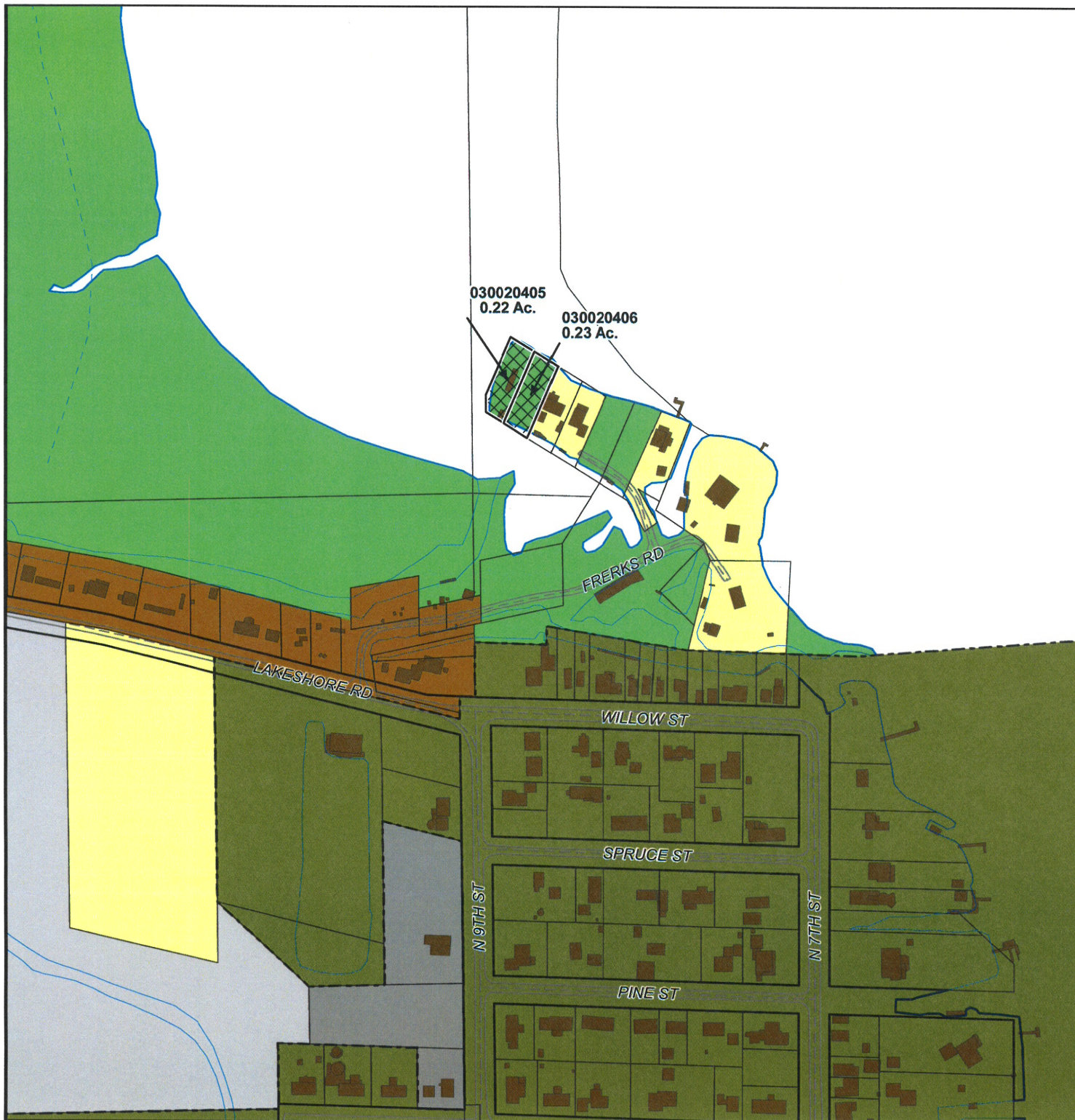


101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-2292-001
FILE 2292001CSM SHEET 1 OF 3
This instrument was drafted by: DSL



Application #18-ZC-4620

Date of Hearing:

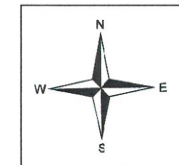
October 23, 2018

Owner(s):

Marks, Susan M

Subject Parcel(s):

030020405 & 030020406



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-4620

Date of Hearing:

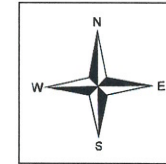
October 23, 2018

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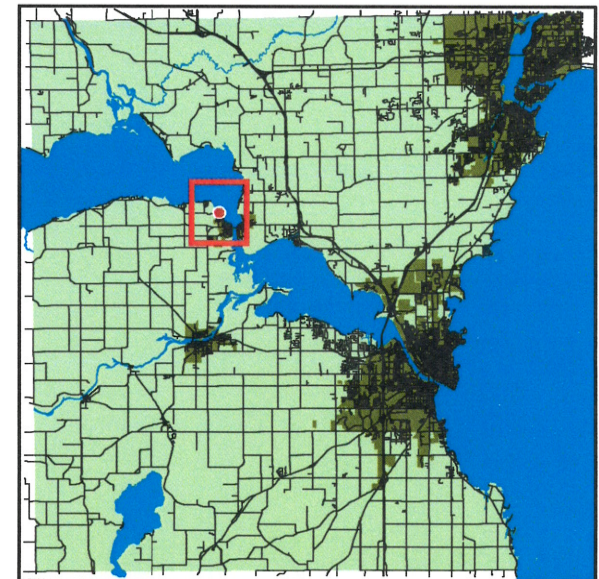
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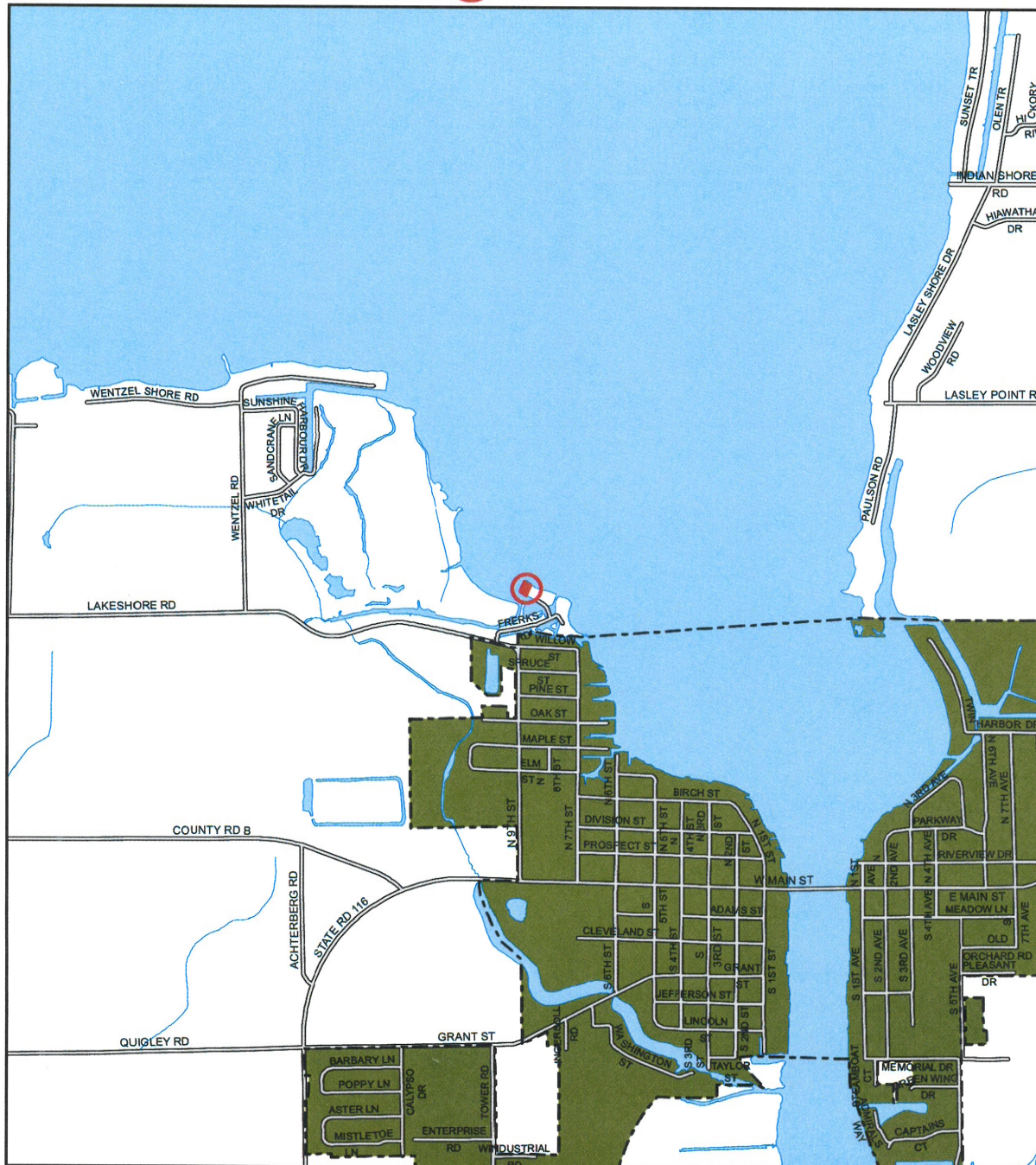


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 10/23/2018

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:
2018-ZC-4630

Applicant:
WELNICKE, TONY

Agent:
None

Location of Premises:
9589 WELSCH RD
WINNECONNE, WI 54986

Tax Parcel No.:
020-013802

Legal Description:
Being a part of Lot 2 of CSM-6819, located in the NE 1/4 of the NW 1/4, Section 19, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment from B-2 (Community Business District) to R-1 (Rural Residential District) to create a 1.0 acre residential lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Shoreland
Wetlands

Current Zoning:

B-2 Community Business

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: R-1/R-2/B-2

South: Town

East: A-2/Town

West: R-1/R-2/B-2/B-3

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Single family residential.

Describe Proposed Use(s):

Single family residential.

Describe The Essential Services For Present And Future Uses:

Public sanitary sewer
Private well

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:

Surrounding use is mix of single family residential and business.

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.

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ALL OF LOT 2 OF CERTIFIED SURVEY MAP 6819,
BEING PART OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4, AND PART OF THE NORTHWEST
1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 19,
TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF
POYGAN, WINNEBAGO COUNTY, WISCONSIN.

5000 PLUMMERS POINT ROAD
OSHKOSH, WI 54904

ALUMINUM MONUMENT
ON NORTH LINE OF THE
NW 1/4 OF SECTION 19,
T19N-R14E

WELSCH ROAD

NORTH 1/4 CORNER
SECTION 19, T19N-R14E
SURVEY NAIL FOUND

S 88°43'14" E 1441.42'

S 88°43'14" E 1172.18'

982.15'

66'

190.03'

HOUSE

33.5'

SHED

2.2'

GARAGE

LOT 1
43,750 SQ.FT.
1.004 AC.

LOT 2
1,822,752 SQ.FT.
41.845 AC.

LOT 1
CSM 6386
(S67°07'06"
119.30')
119.11'

LOT 2
CSM 6819

NOTE:
THE GARAGE IS 8.7'
EAST AND THE POLE
SHED IS 7.1' WEST OF L-2

S 88°43'14" E
130.00'

N 66°00'38" E
230.27'

N 66°00'37" E
353.01'

173.90'

60'

WELSCH'S
LAKE
POYGAN
PLAT
C-2

C-1

UNPLATTED LANDS

N 09°39'06" W 620.46'

WETLANDS PER UNPLATTED MAPING

UNPLATTED LANDS

N 88°43'40" W 1532.81'

UNPLATTED LANDS

N 88°43'40" W
40.16'

S 00°48'37" W 1270.81'

1303.94'

1303.93'

S 00°20'56" W 2607.87'

C.T.H. "B"

LINE	BEARING	DISTANCE
L-1	N00°25'01"W	100.02'
L-2	N05°13'15"W	40.51'
L-3	N23°52'11"W	123.49'
L-4	N01°16'46"E	252.00'

CENTER OF SECTION 19,
T19N-R14E
SURVEY NAIL FOUND

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	131.89'	030°19'58"	69.81'	N05°19'06.0"E	69.00'
2	121.23'	044°37'26"	94.42'	N01°28'01.0"W	92.05'

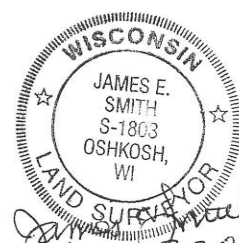
N

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2	121.23'	044°37'26"	94.42'	N01°28'01.0"W	92.05'

■ 1-1/4" O.D. IRON PIPE SET, 18" LONG,
 WEIGHING 1.130 LBS. PER LIN. FOOT
 ○ 3/4" REBAR FOUND
 □ 1-1/4" O.D. IRON PIPE FOUND
 ▣ 2" O.D. IRON PIPE FOUND
 ✕ FENCE LINE
 ⊕ GOVERNMENT CORNER FOUND
 () RECORDED AS



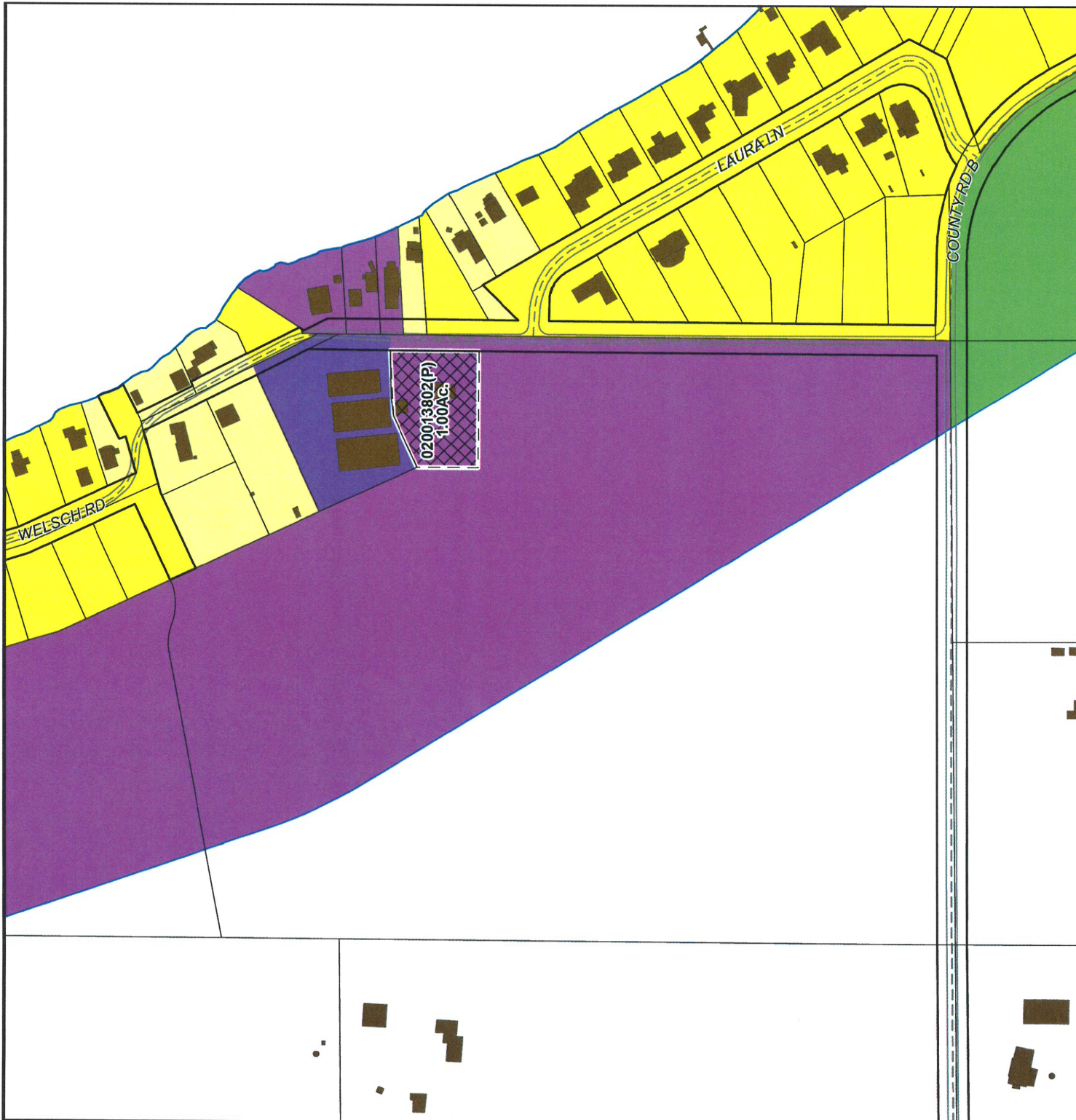
PROJECT NO. 0-2250-003
FILE 225000.3CSM SHEET 1 OF 3

This instrument was drafted by: DSL

m.e.

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Planning
Environmental
Surveying
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Architecture



Application #18-ZC-4630

Date of Hearing:

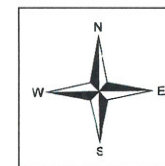
October 23, 2018

Owner(s):

ZBW LLC
(Tony Welnicke)

Subject Parcel(s):

020013802(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-4630

Date of Hearing:

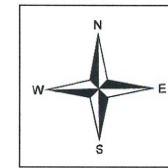
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Owner(s):

ZBW LLC (Tony Welnicke)

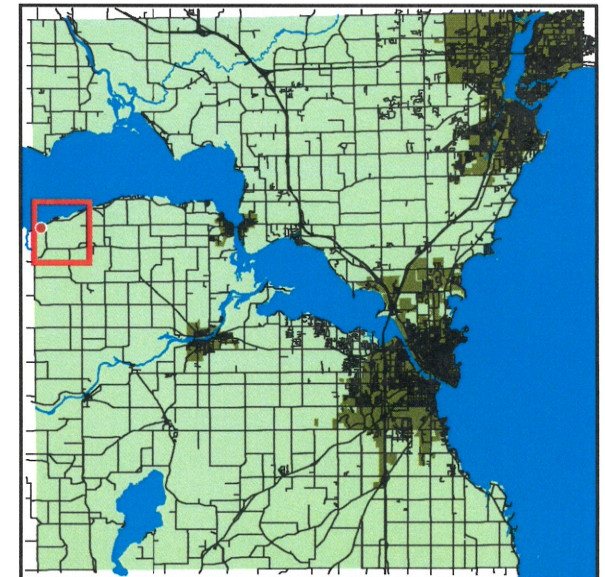
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WINGS Project*

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