

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

6/25/2019

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 6/25/2019 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-4850

Applicant:

POTRATZ REV TST, MARILYN K
POTRATZ REV TST, ROBERT J

Agent:

FRUEH, BILL - FRUEH CONSULTING SERVICES LLC

Location of Premises:

5094 STATE RD 91
OSHKOSH, WI 54904

Tax Parcel No.:

016-0819

Legal Description:

All of Lot 1 of CSM-5893 being a part of the W 1/2 of the SE 1/4, Section 36, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from the A-2 and R-1 zoning districts to the A-2 zoning district to eliminate dual zoning on the parcel.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Shoreland

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

A-2 General Agriculture

Surrounding Zoning:

North: A-2

South: Town

East: A-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Farm land and farm buildings including house.

Describe Proposed Use(s):

Same - no change in use - just separating parcel so that farm buildings & house are separate from the farmland.

Describe The Essential Services For Present And Future Uses:

No essential services needed.

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

It is currently used as proposed.

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

It is compatible - no change in use.

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
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Application #19-ZC-4850

Date of Hearing:

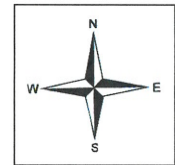
June 25, 2019

Owner(s):

Robert J. Potratz & Marilyn K.
Potratz Revocable Trust

Subject Parcel(s):

0160819



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 #19-ZC-4850

Date of Hearing:

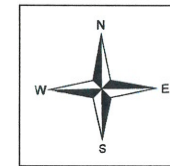
June 25, 2019

Owner(s):

Robert J. Potratz & Marilyn K. Potratz
Revocable Trust

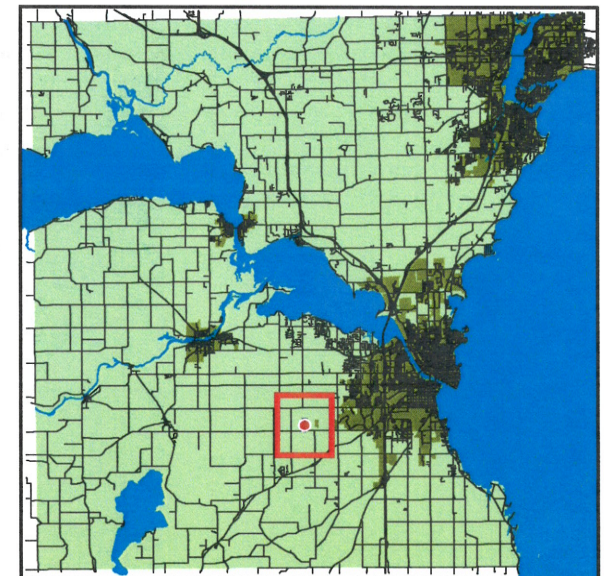
Subject Parcel(s):

0160819

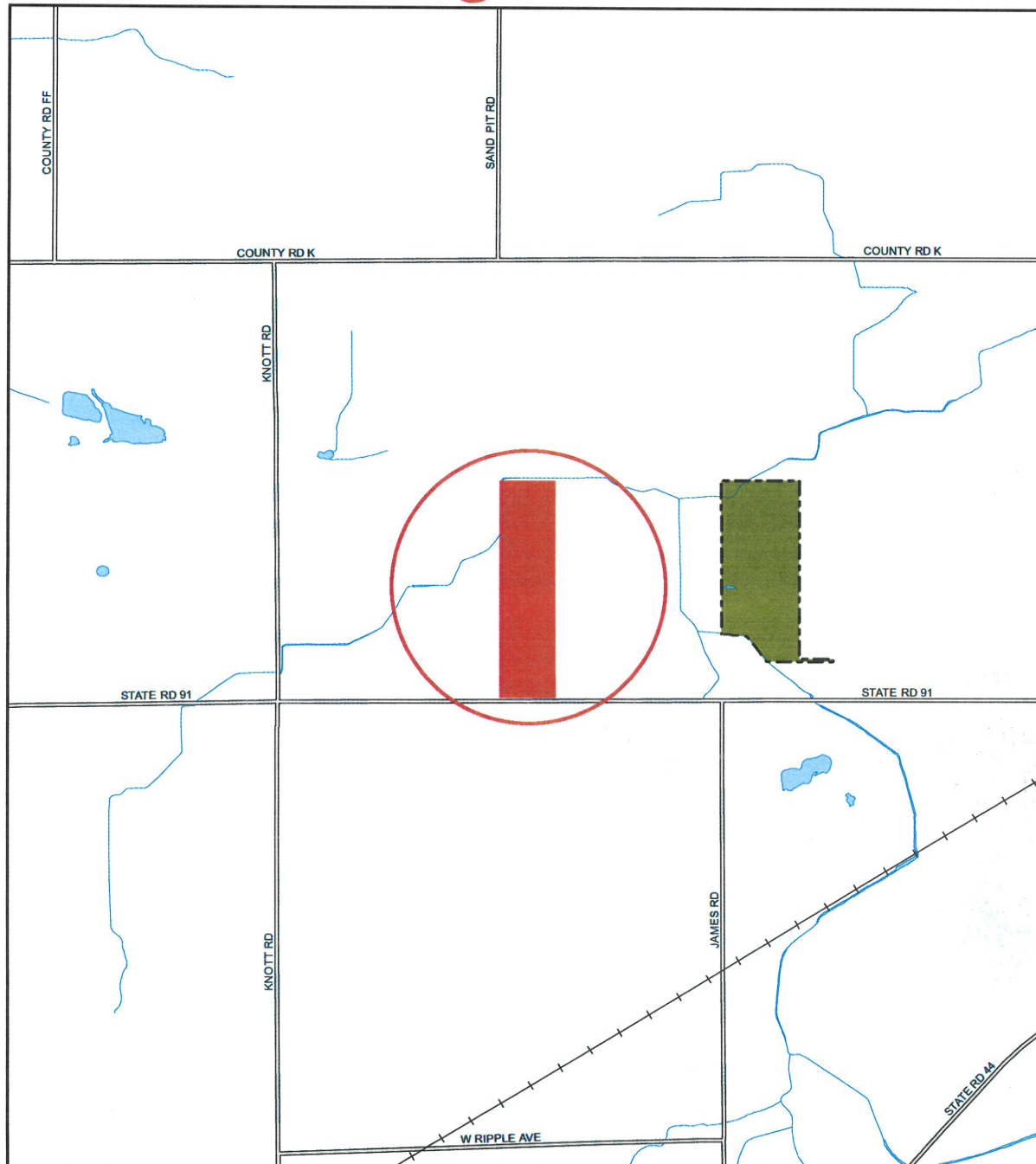


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:

2019-ZC-4840

Applicant:

LEONARD, TIMOTHY
MURRELL, VICTORIA

Agent:

None

Location of Premises:

4505 BRODERICK RD
OMRO, WI 54963

Tax Parcel No.:

016-003201

Legal Description:

Being a part of the SE 1/4 of the SE 1/4, Section 1, and part of the NE 1/4 of the NE 1/4, Section 12, all in Township 18 North, Range 14 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from the A-2 and R-1 zoning districts to the A-2 zoning district in order to eliminate dual zoning on the parcel.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

None

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

A-2 General Agriculture

Surrounding Zoning:

North: 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):

Single family residence.

Describe Proposed Use(s):

Keeping horses and burros.

Describe The Essential Services For Present And Future Uses:

Septic system and well.

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

Whole property zoned the same and to match surrounding land and avoid dual zoning.

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

Surrounding land is farm land.

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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Application #19-ZC-4840

Date of Hearing:

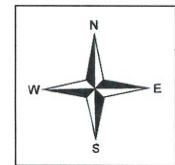
June 25, 2019

Owner(s):

Murrell, Victoria /
Leonard, Timothy

Subject Parcel(s):

016003201



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-4840

Date of Hearing:

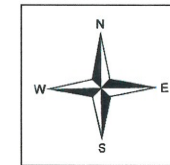
June 25, 2019

Owner(s):

Murrell, Victoria /
Leonard, Timothy

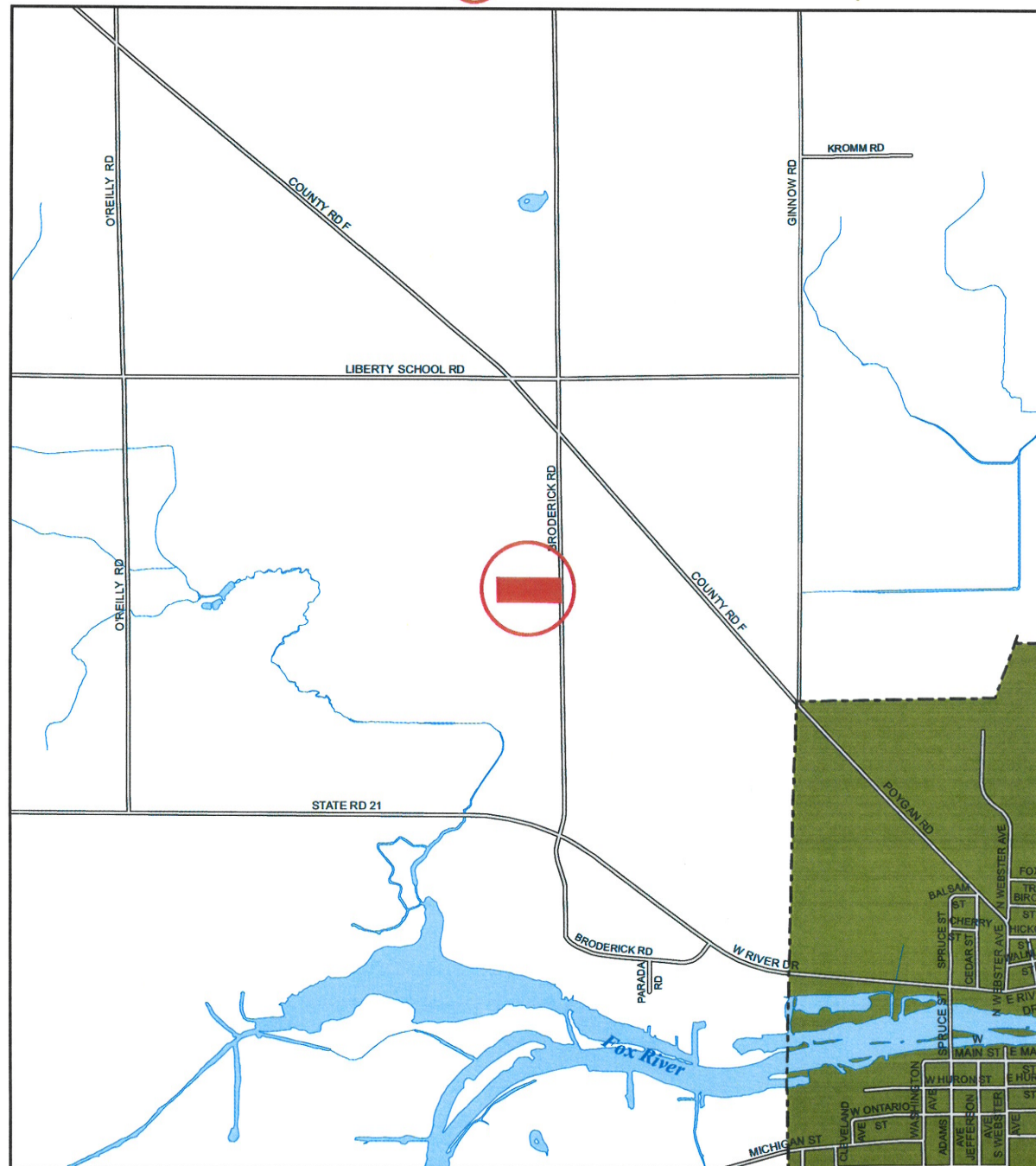
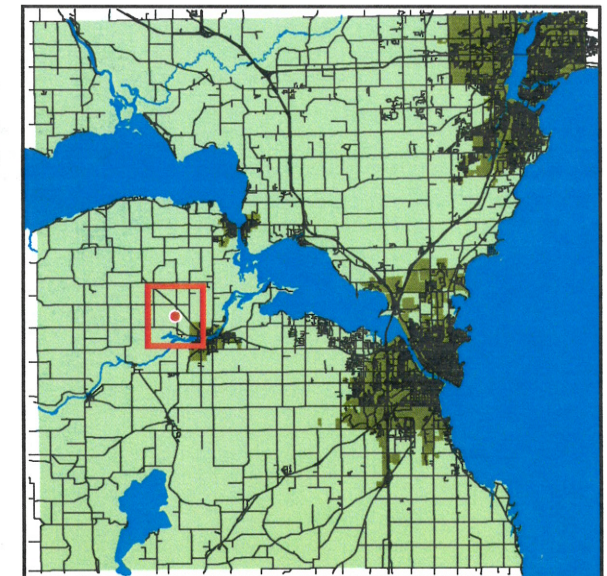
Subject Parcel(s):

016003201



Winnebago County
WINGS Project

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WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:

2019-ZC-4830

Applicant:

CHRISTIANSON, JUDY
CHRISTIANSON, RICHARD L

Agent:

REIDER, BOB - CAROW LAND SURVEYING CO INC

Location of Premises:

SOUTH OF 4158 COUNTY RD II

Tax Parcel No.:

006-0527
006-0528

Legal Description:

Being a part of the N 1/2 of the NE 1/4, Section 20, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment from the A-2 and B-3 zoning districts within the shoreland zoning area to the B-3, R-2 and M-1 zoning districts to create additional parcels for business, residential and mixed land uses.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:

B-3 Regional Business,
A-2 General Agriculture

Proposed Zoning:

R-2 Suburban Low Density Residential,
M-1 Mixed Use,
B-3 Regional Business,
A-2 General Agriculture

Surrounding Zoning:

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Existing residence, old barn & out buildings with existing business & ag.

Describe Proposed Use(s):

Existing house & old barn, existing business, new house & possible business & ag.

Describe The Essential Services For Present And Future Uses:

All lots front on existing roadways. New septic system & well for future home. Existing septic and well for house & business.

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

Matches existing use and area.

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

Matches area.

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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Application #19-ZC-4830

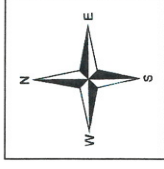
Date of Hearing:
June 25, 2019

Owner(s):

Christianson, Richard & Judy

Subject Parcel(s):

0060527 & 0060528



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

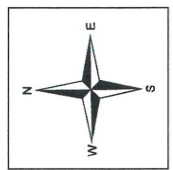


Application #19-ZC-4830

Date of Hearing:
June 25, 2019

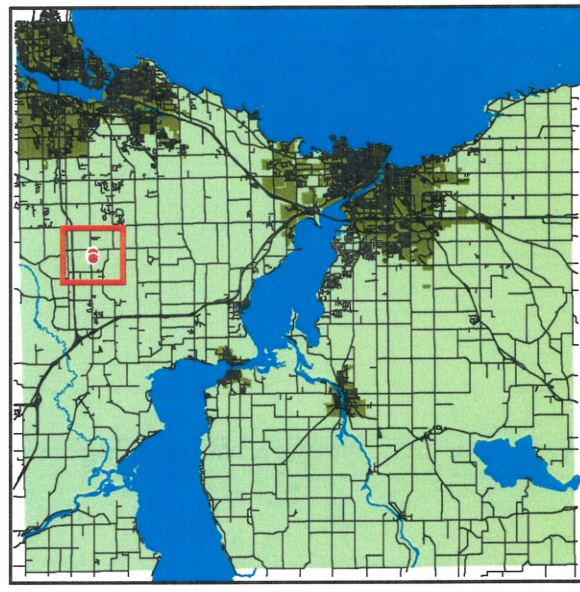
Owner(s):
Christianson, Richard & Judy

Subject Parcel(s):
0060527 & 0060528



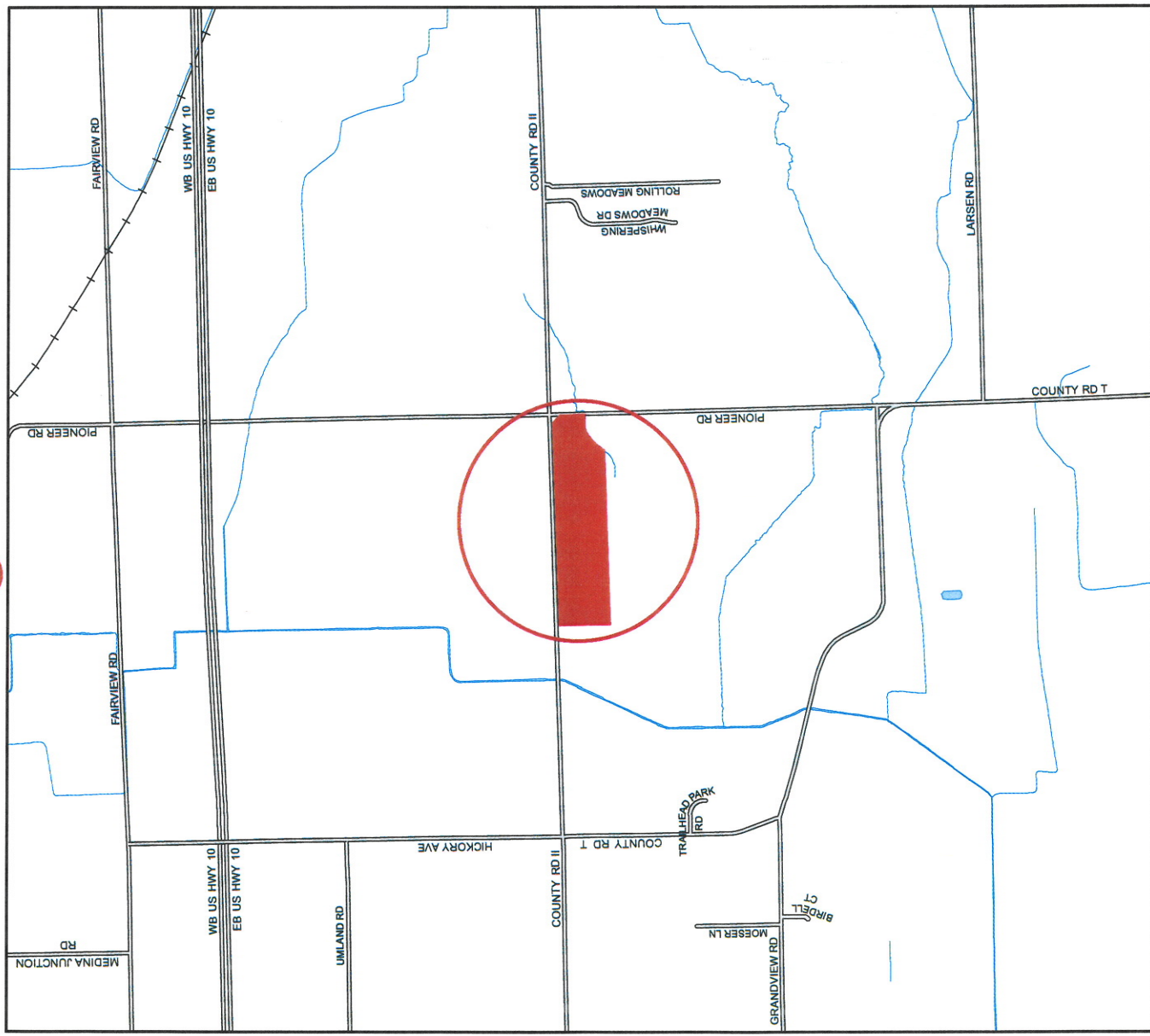
Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

○ = SITE



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