

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
May 30, 2023

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Planned Development District 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 May 30, 2023 at 6:30 PM 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 may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>. 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 PLANNED DEVELOPMENT DISTRICT REQUEST

Application No.: 2023-PDD-6350

Applicant : BL TITAN LLC

Agent : NONE

Location of Premises : 1345 EGG HARBOR LN

Tax Parcel No. : 002-009102-06, 002-009102-05(p)

Legal Description : Being part of Lot 1 of CSM-1677 and also part of the unplatted SE 1/4 of the NE 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation : Applicant is requesting a zoning change from B-3 (Regional Business District) to R-2 (Suburban Residential District) & PDD (Planned Development District) for proposed lot creation located on a private road.

INITIAL STAFF REPORT

Existing Use of Property: Single Family Residence

Proposed Use of Property: Single Family Residence

Sanitation: Existing; Municipal

Overlays: Shoreland, floodplain, wetlands

Current Zoning: B-3 Regional Business

Proposed Zoning: R-2 Suburban Low Density Residential

Surrounding Zoning: **North:** B-3; **South:** B-3; **East:** B-3; **West:** R-1;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Section Reference: Chapter 23, Article 7, Division 4 of the Town/County Zoning Code.

Describe existing site conditions: Single Family Residence

Describe proposed project: Lot 1 of the proposed certified survey map splits off the existing residence. The PDD is needed because Egg Harbor Lane is a private road.

Describe why the current zoning classification is not appropriate for the proposed project and/or existing site conditions: Lot 1 of the proposed certified survey map contains an existing residence that will be rezoned to R-2 from B-3. The PDD is needed because Egg Harbor Lane is a private road.

Other information:

SECTION REFERENCE AND BASIS OF DECISION

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.

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 1436,
 PART OF LOT 1 OF CERTIFIED SURVEY MAP 1677,
 AND PART OF THE SOUTHEAST 1/4 OF THE
 NORTHEAST 1/4, ALL IN SECTION 16, TOWNSHIP 18
 NORTH, RANGE 16 EAST, TOWN OF ALGOMA,
 WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
 BRUCE KARNITZ
 3250 NELSON ROAD
 OSHKOSH, WI 54904

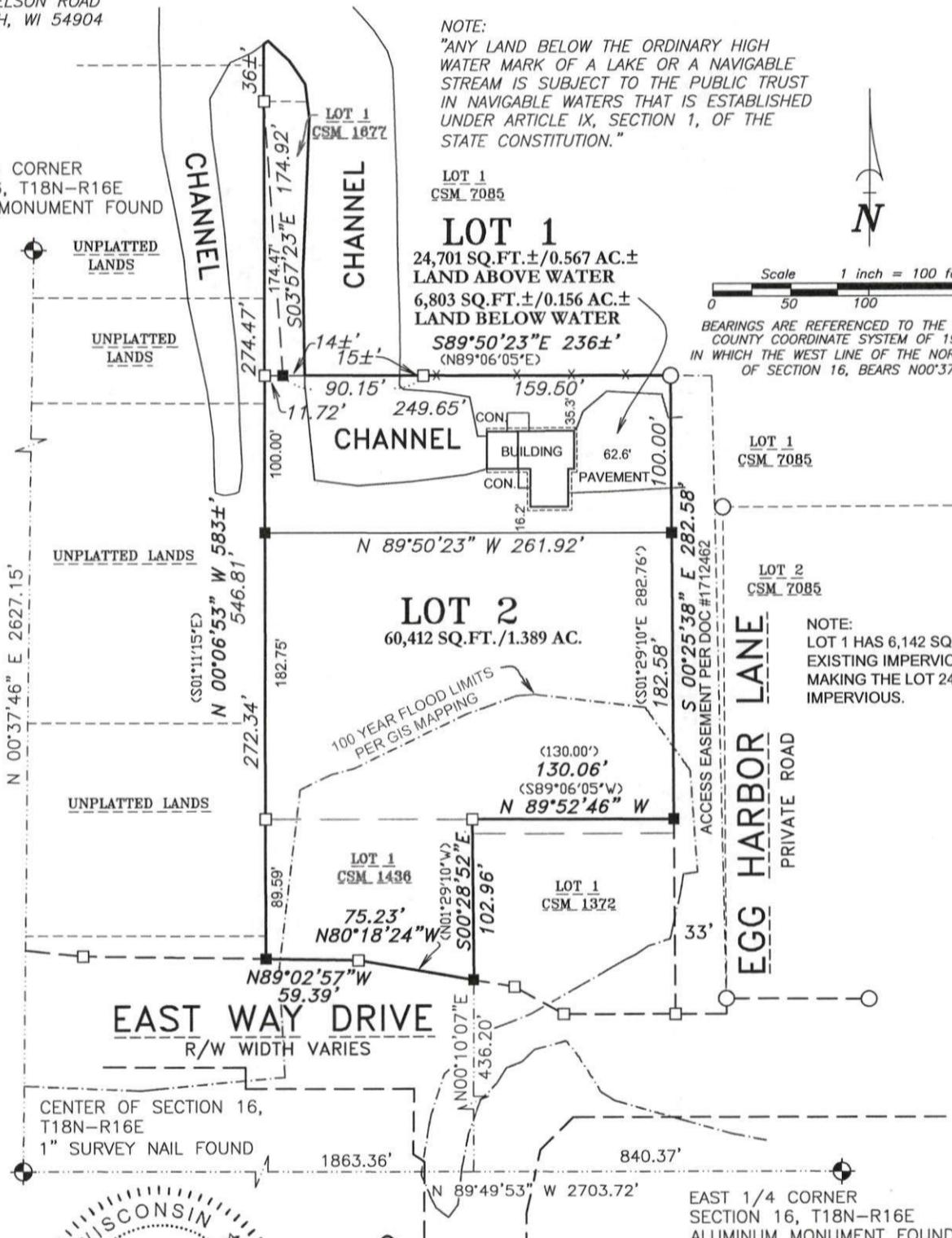
NOTE:
 "ANY LAND BELOW THE ORDINARY HIGH
 WATER MARK OF A LAKE OR A NAVIGABLE
 STREAM IS SUBJECT TO THE PUBLIC TRUST
 IN NAVIGABLE WATERS THAT IS ESTABLISHED
 UNDER ARTICLE IX, SECTION 1, OF THE
 STATE CONSTITUTION."

NORTH 1/4 CORNER
 SECTION 16, T18N-R16E
 ALUMINUM MONUMENT FOUND

LOT 1
 CSM 7085

LOT 1
 24,701 SQ.FT. ± / 0.567 AC. ±
 LAND ABOVE WATER
 6,803 SQ.FT. ± / 0.156 AC. ±
 LAND BELOW WATER
 S89°50'23"E 236±'
 (N89°06'05"E)

Scale 1 inch = 100 feet
 0 50 100 200
 BEARINGS ARE REFERENCED TO THE WINNEBAGO
 COUNTY COORDINATE SYSTEM OF 1983(1991)
 IN WHICH THE WEST LINE OF THE NORTHEAST 1/4,
 OF SECTION 16, BEARS N00°37'46"E



NOTE:
 LOT 1 HAS 6,142 SQ.FT OF
 EXISTING IMPERVIOUS AREA
 MAKING THE LOT 24.87%
 IMPERVIOUS.



- LEGEND**
- 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
 - ⊕ GOVERNMENT CORNER FOUND
 - () RECORDED AS
 - ×× FENCE LINE

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. 0-2783-001
 FILE 2783001CSM SHEET 1 OF 3
 This instrument was drafted by: DSL

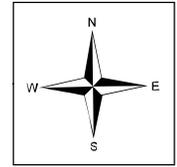
*Lake Butte
des Morts*

Application #23-PDD-6350

Date of Hearing:
May 30, 2023

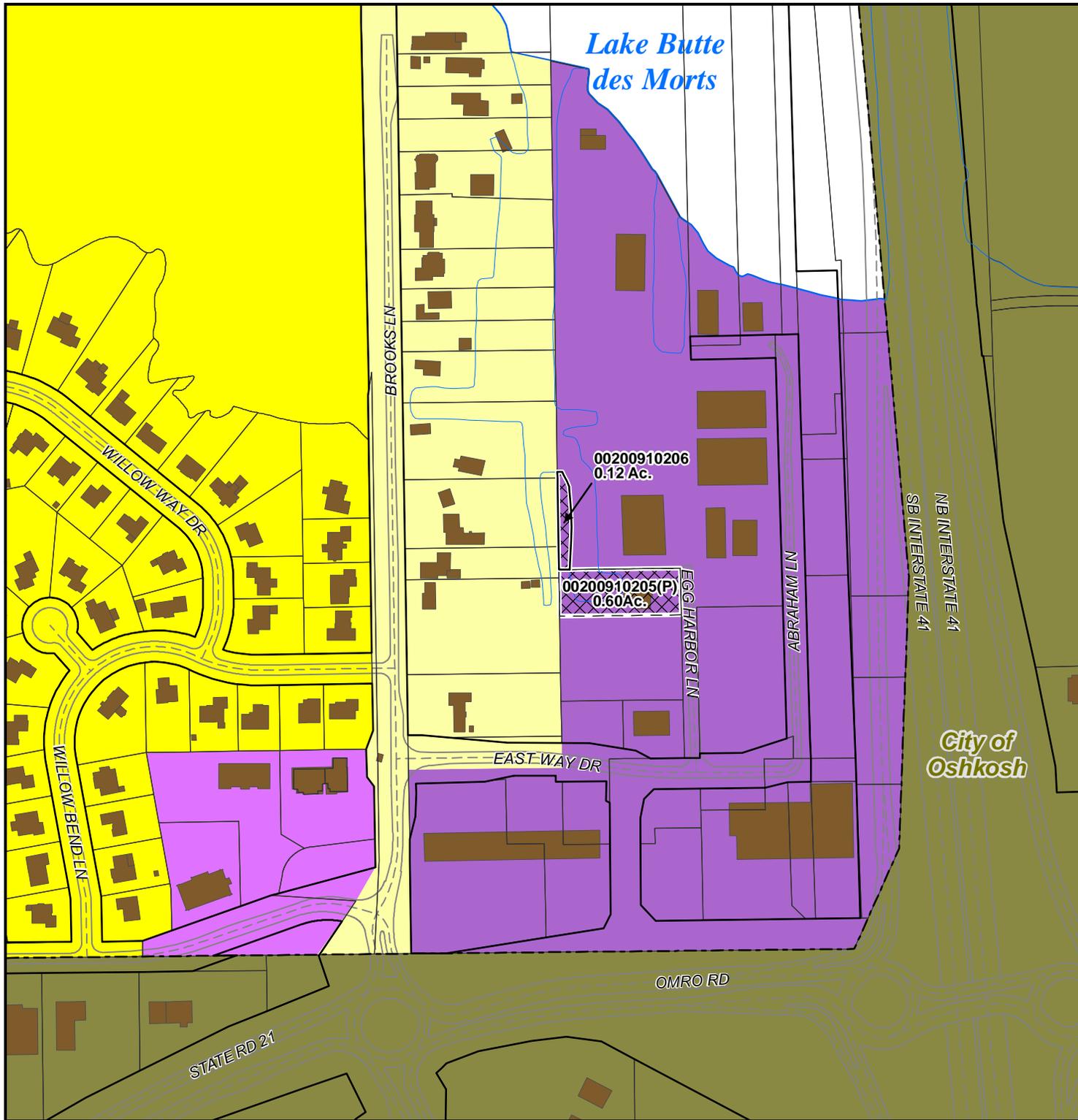
Owner(s):
BL TITAN LLC

Subject Parcel(s):
00200910205(P) &
00200910206



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

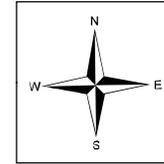
○ = SITE

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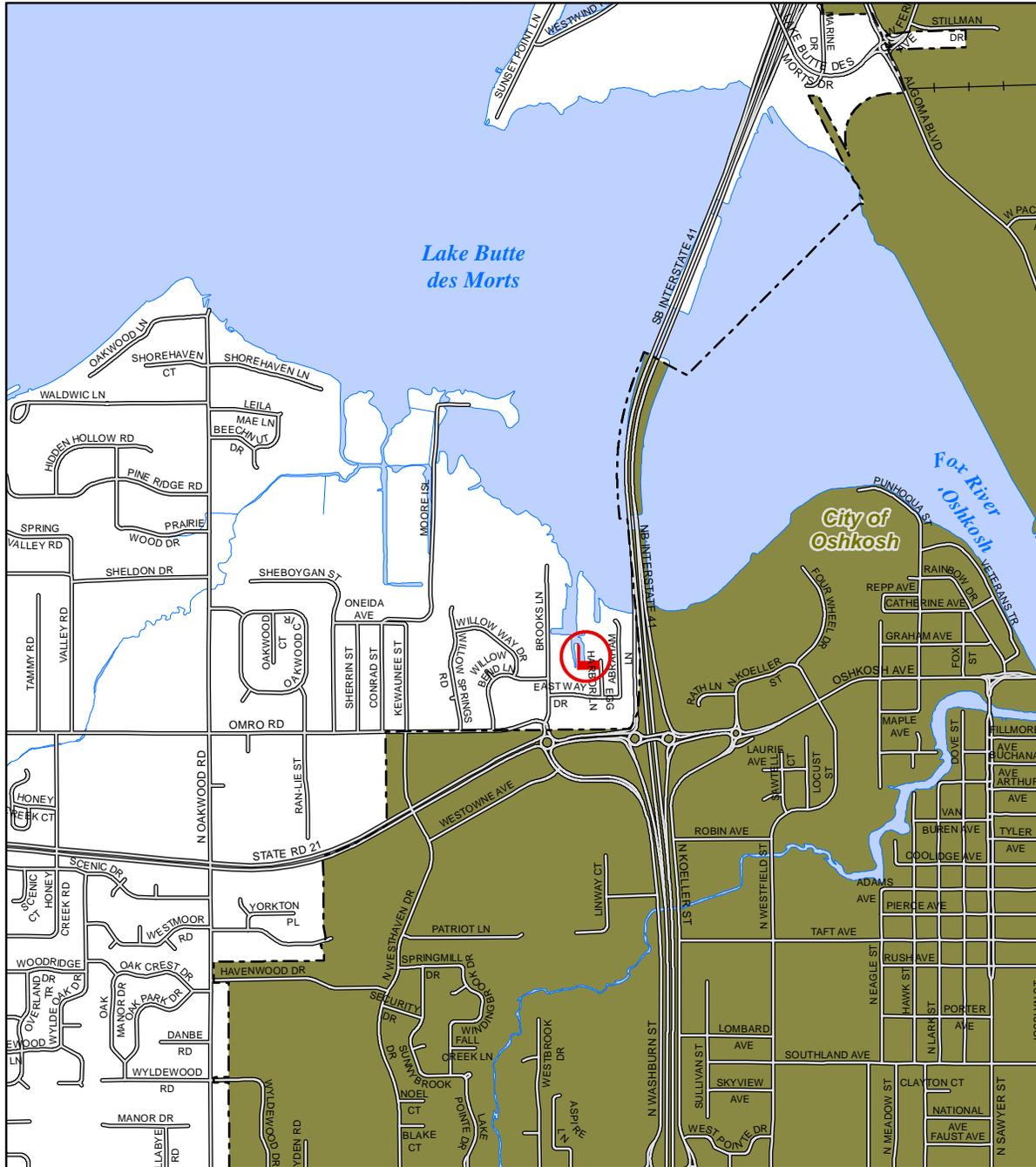
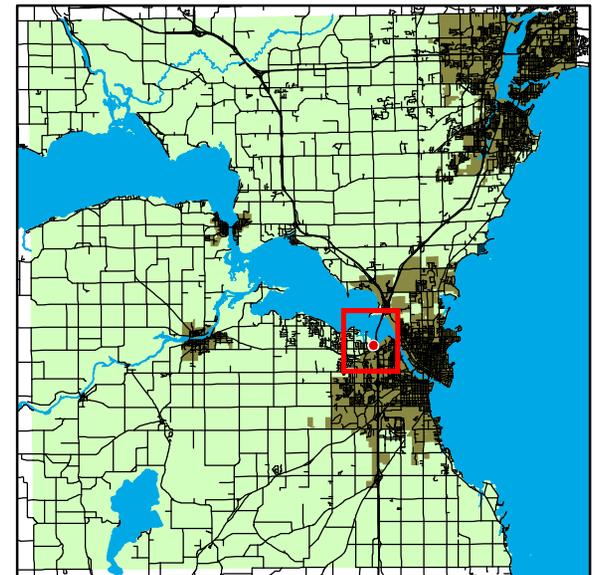
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Winnebago County
WINGS Project

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1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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PLANNING AND ZONING COMMITTEE
May 30, 2023

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The Winnebago County Planning and Zoning Committee will be holding a public hearing on May 30, 2023 at 6:30 PM 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 may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2023-ZC-6360

Applicant: BL TITAN LLC

Agent: NONE

Location of Premises: 1351 EGG HARBOR LN

Tax Parcel No.: 002-00910206, 002-00910205(p)

Legal Description: Being part of Lot 1 of CSM-1677 and also part of the unplatted SE 1/4 of the NE 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from B-3 (Regional Business District) to R-2 (Suburban Residential District) for the creation of a new parcel.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland, floodplain, wetlands

Current Zoning: B-3 Regional Business

Proposed Zoning: R-2 Suburban Low Density Residential

Surrounding Zoning: North: B-3; South: B-3; East: B-3; West: R-1;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Single family residence and open land.

Describe proposed use(s): Single family residence is being put on its own parcel. Remaining land may be developed in the future.

Describe the essential services for present and future use(s): Same as currently used.

Describe why the proposed use would be the highest and best use for the property: Utilizes the existing resident and allows for possible development of un used land.

Describe the proposed use(s) compatibility with surrounding land use(s): Area is a mix of residences and businesses. Proposed use is the same as existing use.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

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.

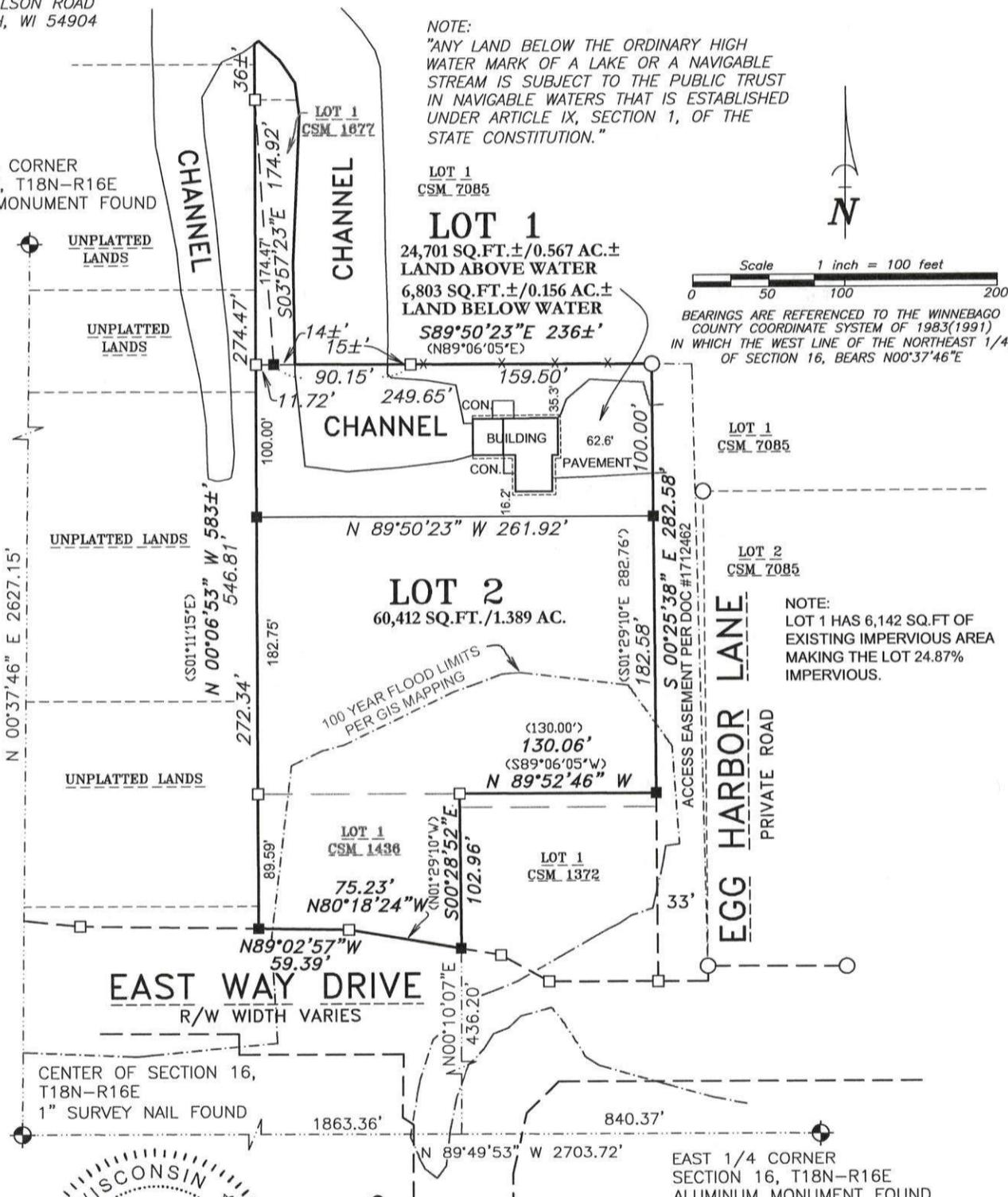
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 AND PART OF THE SOUTHEAST 1/4 OF THE
 NORTHEAST 1/4, ALL IN SECTION 16, TOWNSHIP 18
 NORTH, RANGE 16 EAST, TOWN OF ALGOMA,
 WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
 BRUCE KARNITZ
 3250 NELSON ROAD
 OSHKOSH, WI 54904

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NORTH 1/4 CORNER
 SECTION 16, T18N-R16E
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 0 50 100 200
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 MAKING THE LOT 24.87%
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Darryl S. Lehman
 3-6-2023

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

- LEGEND**
- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
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 - () RECORDED AS
 - x-x- FENCE LINE

PROJECT NO. 0-2783-001
 FILE 2783001CSM SHEET 1 OF 3
 This instrument was drafted by: DSL

*Lake Butte
des Morts*

Application #23-ZC-6360

Date of Hearing:

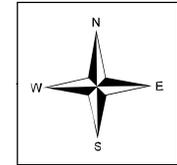
May 30, 2023

Owner(s):

BL TITAN LLC

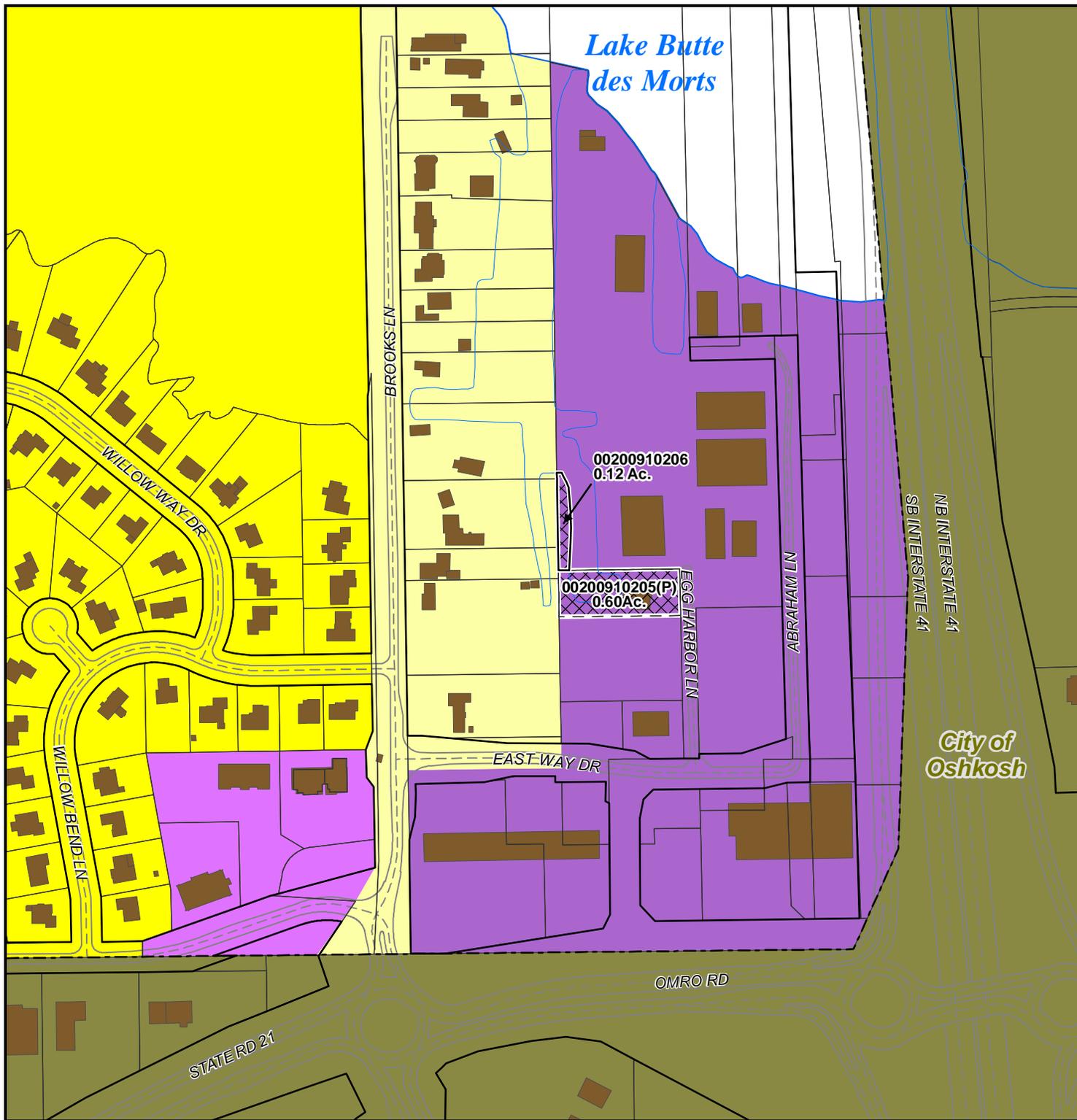
Subject Parcel(s):

**00200910205(P) &
00200910206**



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
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*City of Oshkosh Extraterritorial
Zoning Jurisdiction*

Incorporated Area

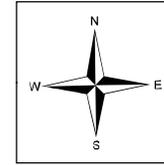
○ = SITE

Application #23-ZC-6360

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May 30, 2023

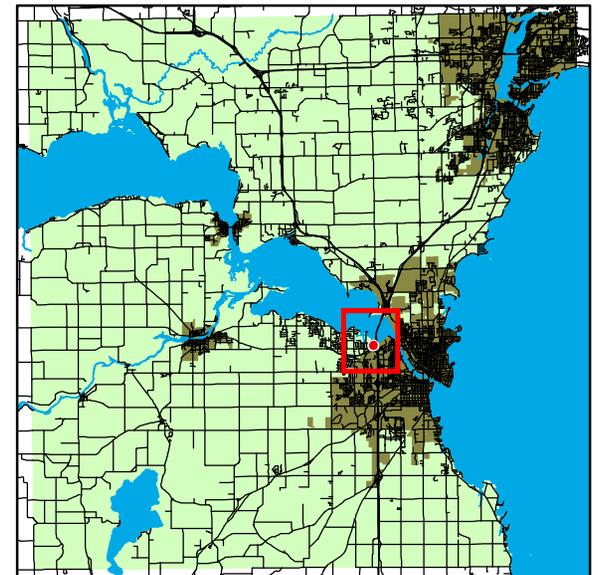
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00200910205(P) & 00200910206

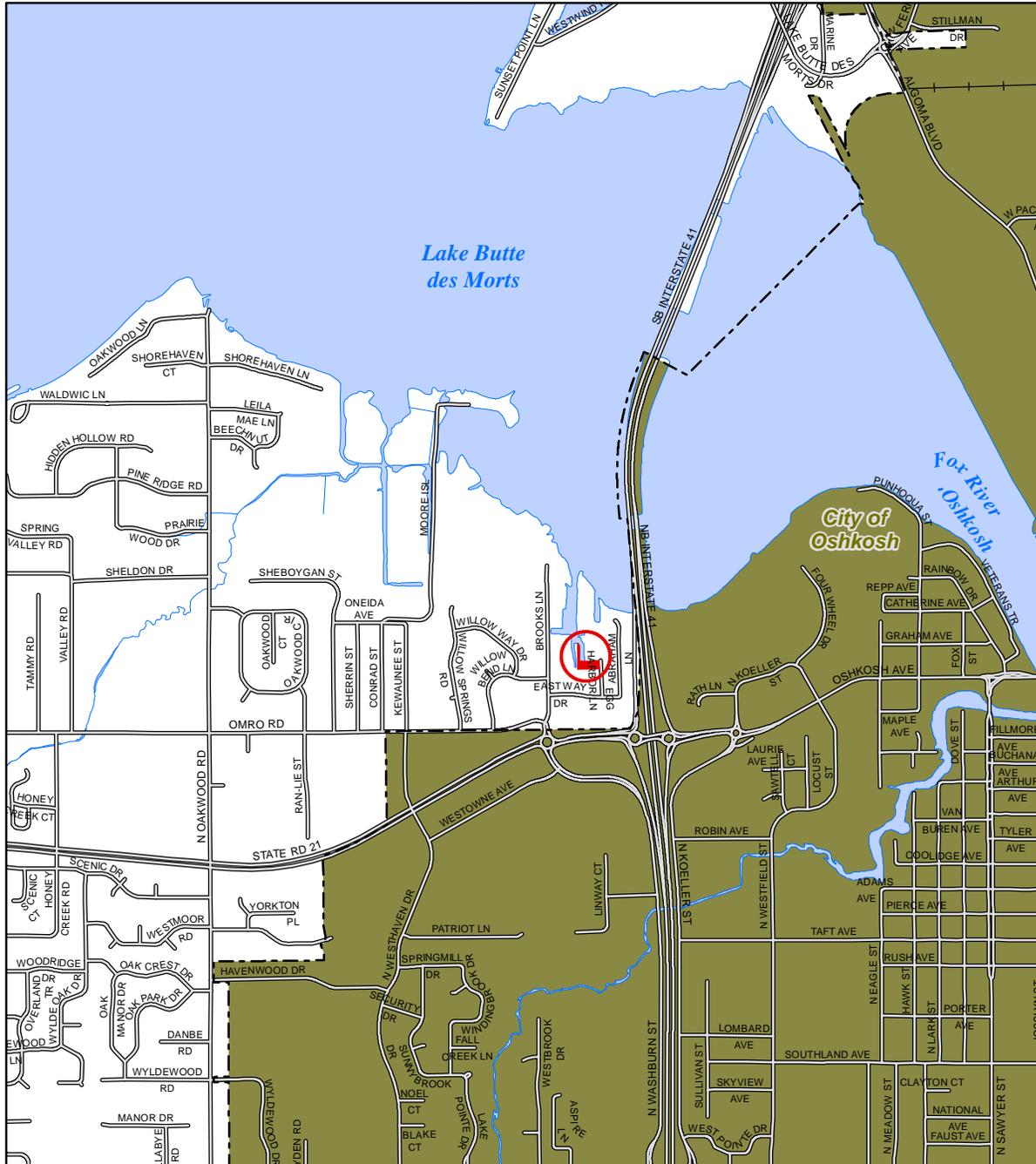


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
May 30, 2023

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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.: 2023-ZC-6370

Applicant: BAHN, LINDSAY, ET AL

Agent: NONE

Location of Premises: 1747 & 1743 BURR OAK RD

Tax Parcel No.: 024-018102(p), 024-018101(p)

Legal Description: Being all of Lot 1 of CSM-811 located in the SW 1/4 of the SE 1/4 and also part of the unplatted SW 1/4 of the SE 1/4 of Section 10, Township 17 North, Range 15 East, Town of Utica, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from R-2 (Suburban Residential District) and A-2 (General Agriculture) to R-2 and A-2 for the creation of new parcels.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, floodplain, wetlands

Current Zoning: A-2 General Agriculture; R-2 Suburban Low Density Residential

Proposed Zoning: A-2 General Agriculture; R-2 Suburban Low Density Residential

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): Residential/agricultural

Describe proposed use(s): Residential/agricultural

Describe the essential services for present and future use(s): Well & mound system

Describe why the proposed use would be the highest and best use for the property: Use is not changing. Property line is being adjusted to accommodate building location.

Describe the proposed use(s) compatibility with surrounding land use(s): Land use is not changing.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

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.

CERTIFIED SURVEY MAP

SHEET 1 OF 3

ALL OF CERTIFIED SURVEY MAP NO. 811, RECORDED AS DOCUMENT NO. 555748, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 17 NORTH, RANGE 15 EAST, TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN.

NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY NAD 83 (1997), WHERE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, T17N, R15E BEARS SOUTH 89°54'12" EAST. DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. FLOOD ZONES ARE APPROXIMATE, BASED OFF OF COUNTY GIS DATA

SURVEY PREPARED FOR:

LINDSAY BAHN 1743 BURR OAK ROAD OSHKOSH, WI 54904 PARCEL NO. 024018101
DAVID RAUBE 1747 BURR OAK ROAD OSHKOSH, WI 54904 PARCEL NO. 024018102

LEGEND

- () DENOTES RECORD DIMENSION, WHERE DIFFERENT THAN ACTUAL MEASUREMENT
- DENOTES 3/4" IRON REBAR FOUND
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- ◆ DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED

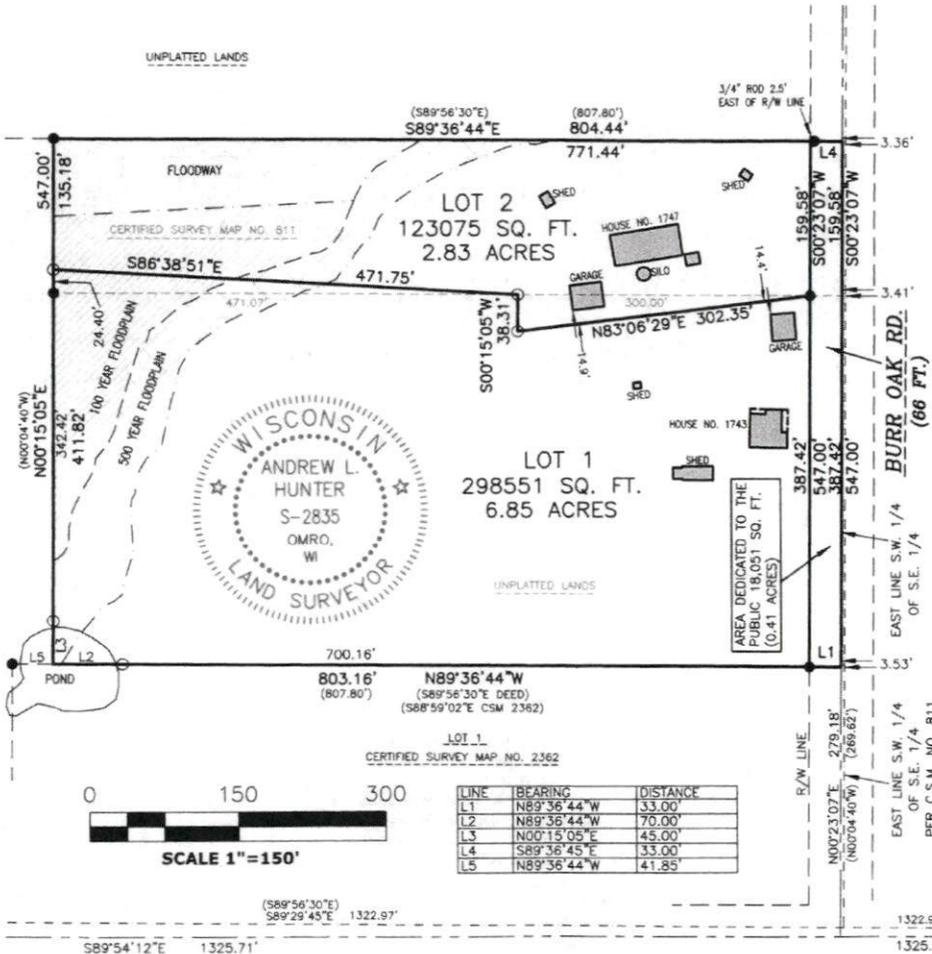
SOUTH 1/4 CORNER SECTION 10 PER C.S.M. NO. 811, BASED ON DESCRIPTION OF A 5/8" ROD BEING USED BY HAWKSWORTH IN 1977 THAT WAS 19.3' NORTH AND 5.7' EAST OF ACTUAL CORNER

SOUTH 1/4 CORNER SECTION 10 T17N, R15E BERTSEN MONUMENT FOUND

SOUTH LINE OF S.E. 1/4 PER C.S.M. NO. 811

SOUTH LINE OF S.E. 1/4 OVERALL LENGTH 2651.42'

UNPLATTED LANDS

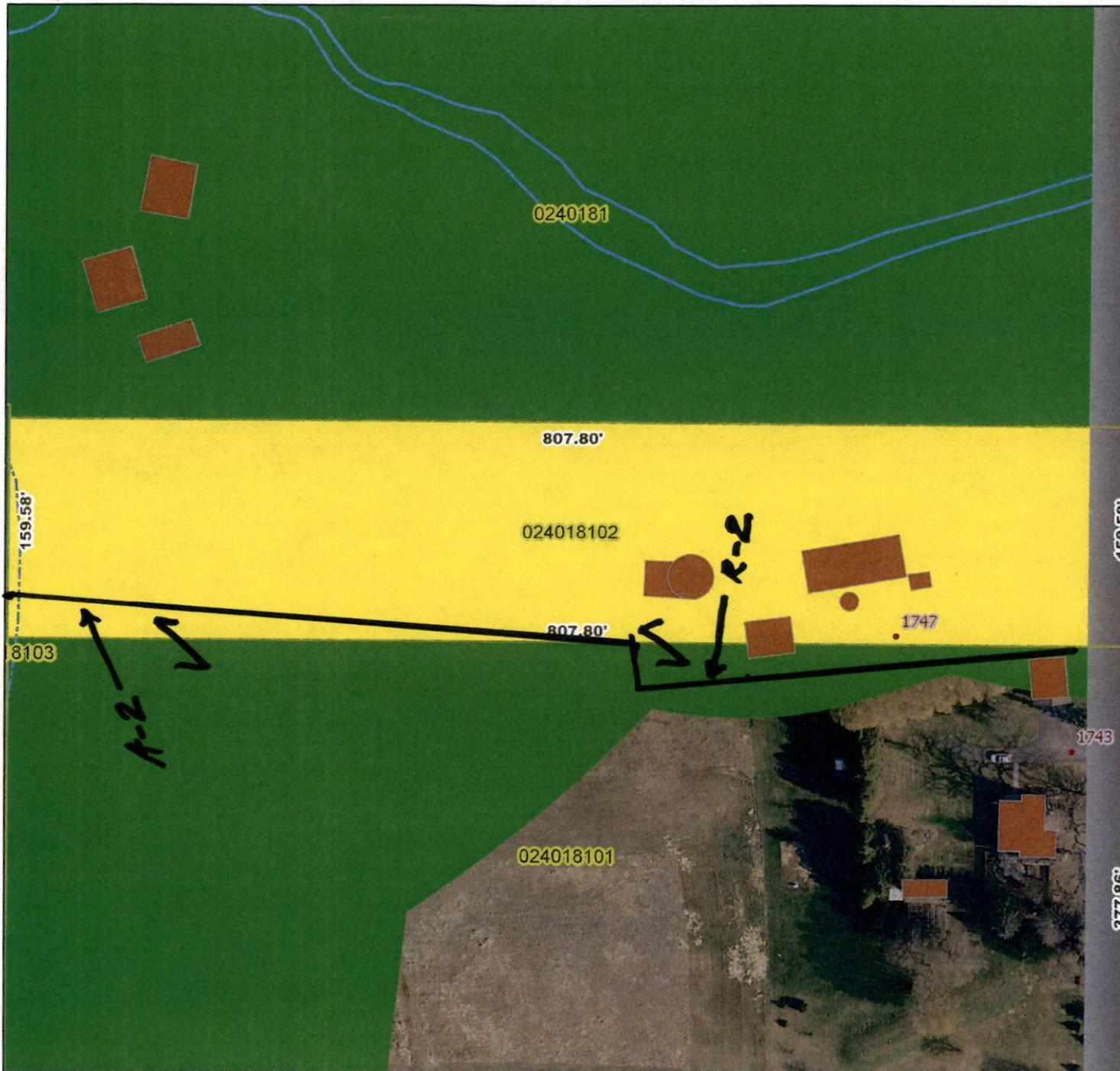


LINE	BEARING	DISTANCE
L1	N89°36'44" W	33.00'
L2	N89°36'44" W	70.00'
L3	N00°13'05" E	45.00'
L4	S89°36'45" E	33.00'
L5	N89°36'44" W	41.85'

WISCONSIN LAND SURVEYING INC.
Professional Service You Can Trust
3/6/2023
PROJECT 5848A
SHEET 1 OF 3
5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744



TO SAME CORNER
S.E. CORNER SECTION 10 T17N, R15E BERTSEN MONUMENT FOUND



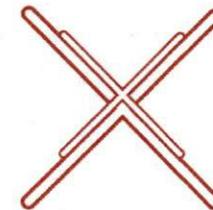
Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance**
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Outlots



1 Inch = 100 Feet



W.I.N.G.S. Project Disclaimer
 This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

Mar 09, 2023 @ 01:01 PM



Application #23-ZC-6370

Date of Hearing:

May 30, 2023

Owner(s):

BAHN, LINDSAY REBECCA /
RAUBE, RAYMOND E

Subject Parcel(s):

024018101(P) & 024018102 (P)



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
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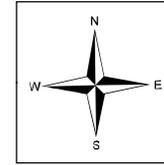
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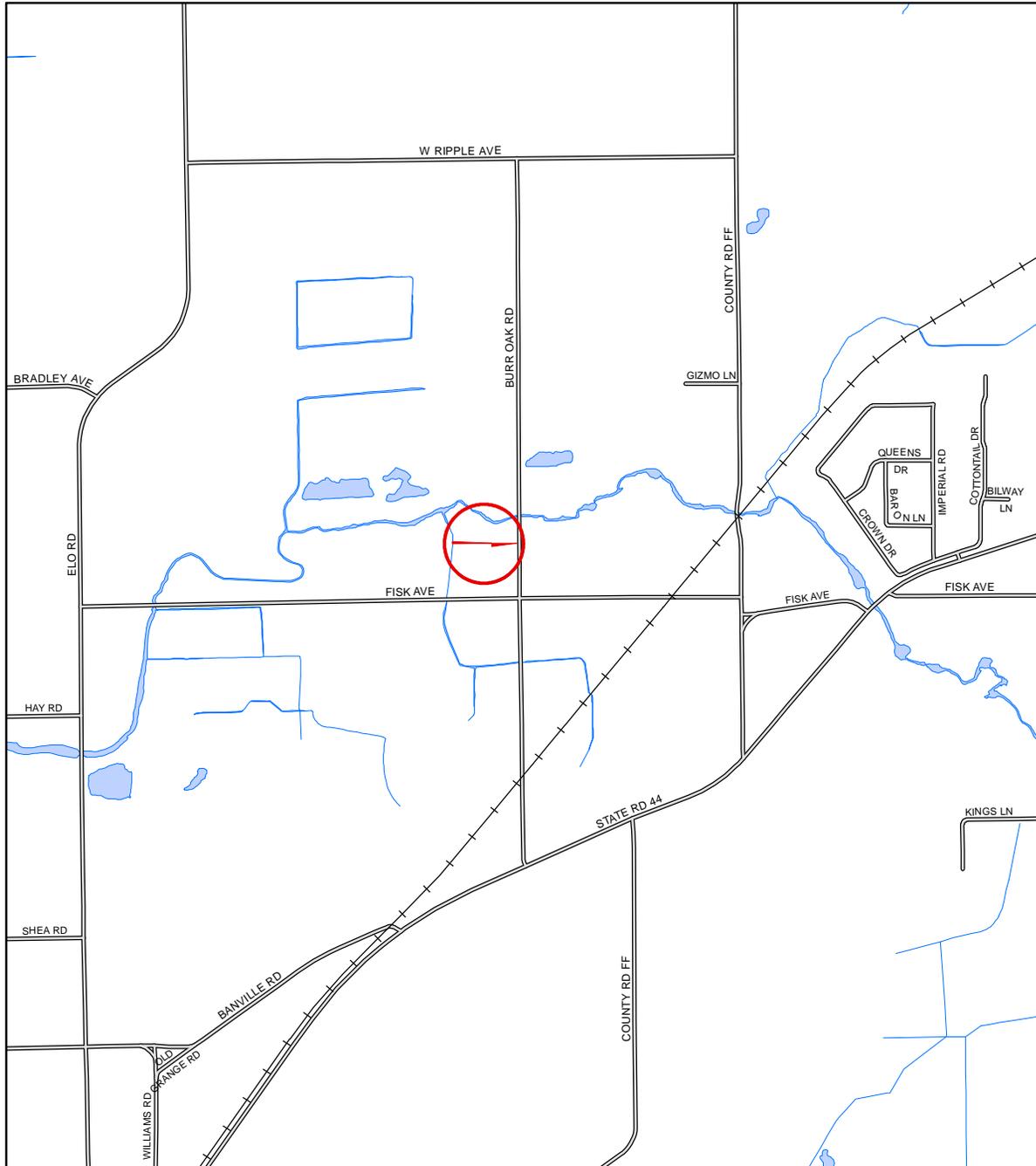
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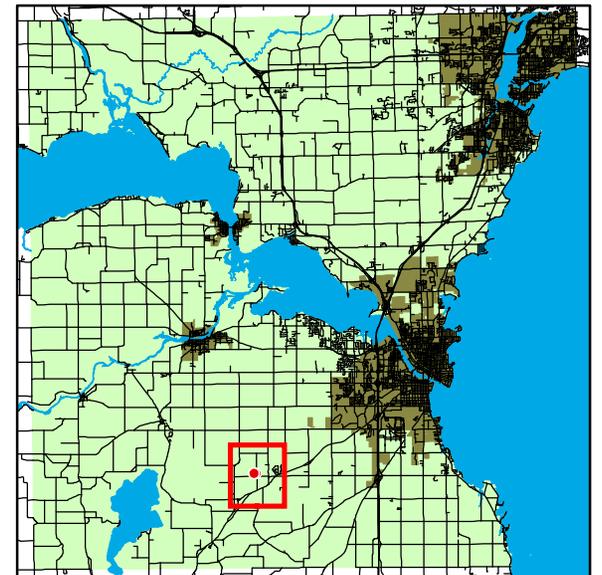


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Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

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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.: 2023-ZC-6330

Applicant: HOT HEAD PROPERTIES LLC

Agent: NONE

Location of Premises: 1577 DEERWOOD DR

Tax Parcel No.: 010-0203-03

Legal Description: Being part of the NE 1/4 of the NW 1/4 of Section 20, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from B-3 (Regional Business District) to I-1 (Light Industrial District) for expansion of an existing business.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Wetlands

Current Zoning: B-3 Regional Business

Proposed Zoning: I-1 Light Industrial

Surrounding Zoning: North: I-2;B-3; South: B-3; East: R-2; West: I-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Landscape/construction business

Describe proposed use(s): Rental unit(s) for construction trades. Existing business to remain in current building, new building to be rented as multiple "like trade" construction businesses.

Describe the essential services for present and future use(s): Existing sewer, water, electric to be used for new rental building.

Describe why the proposed use would be the highest and best use for the property: The proposed rental building would generate additional businesses to be located in the Neenah area which will increase revenue for area business. This building will also make use of the current "non-used" area which will increase the value of the property and generate more more tax revenue for the Town/County/State.

Describe the proposed use(s) compatibility with surrounding land use(s): Surrounding propoerties are zoned I-2 & B-3.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

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.

PLAT OF SURVEY

A PART OF THE NE.1/4 OF THE NW.1/4 OF SECTION 20 T.20N., R.17E.,
TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY PERFORMED PER DOCUMENT NO. 488887

PROPERTY DESCRIPTION

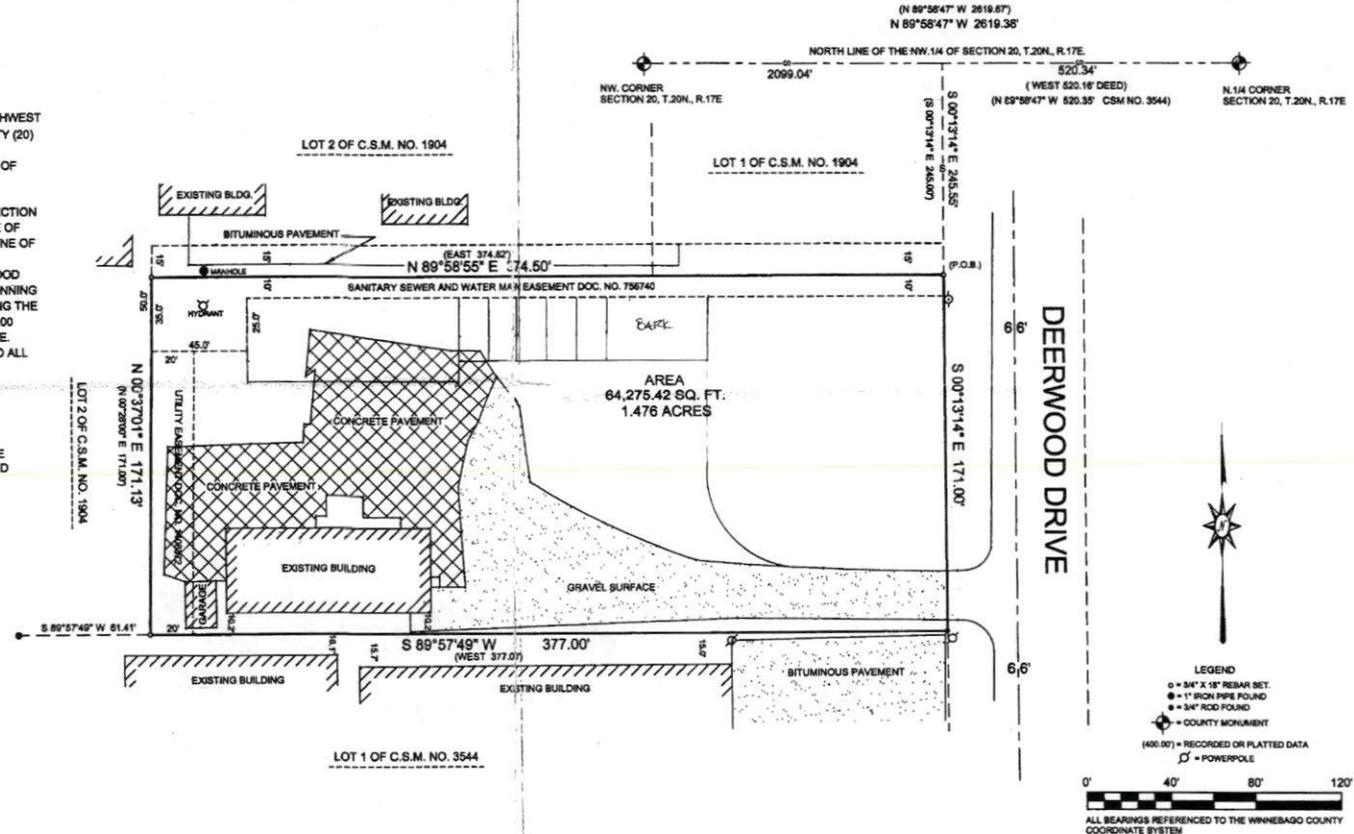
A PART OF THE NORTHEAST QUARTER (NE.1/4) OF THE NORTHWEST QUARTER (NW.1/4), SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN CONTAINING 1.476 ACRES OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N.89°58'47"W, 520.34 FEET ALONG THE NORTH LINE OF THE NW.1/4 OF SAID SECTION 20 TO A POINT ON THE WEST LINE OF DEERWOOD DRIVE AND ITS EXTENSION THEREOF; THENCE S.00°13'14"E, 245.55 FEET ALONG THE WEST LINE OF DEERWOOD DRIVE AND ITS EXTENSION THEREOF TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING S.00°13'14"E, 171.00 FEET ALONG THE WEST LINE OF DEERWOOD DRIVE; THENCE S.89°57'49"W, 377.00 FEET; THENCE N.00°37'01"E, 171.13 FEET; THENCE N.89°58'55"E, 374.50 FEET TO THE POINT OF BEGINNING BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I, LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE MAP SHOWN IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 5TH DAY OF October 2007

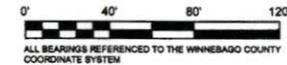
Lawrence C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER



DEERWOOD DRIVE



- LEGEND
- = 3/4" x 18" REBAR SET.
 - = 1" IRON PIPE FOUND
 - ◆ = 3/4" ROD FOUND
 - ⊕ = COUNTY MONUMENT
 - (400.00) = RECORDED OR PLATTED DATA
 - ⌋ = POWERPOLE

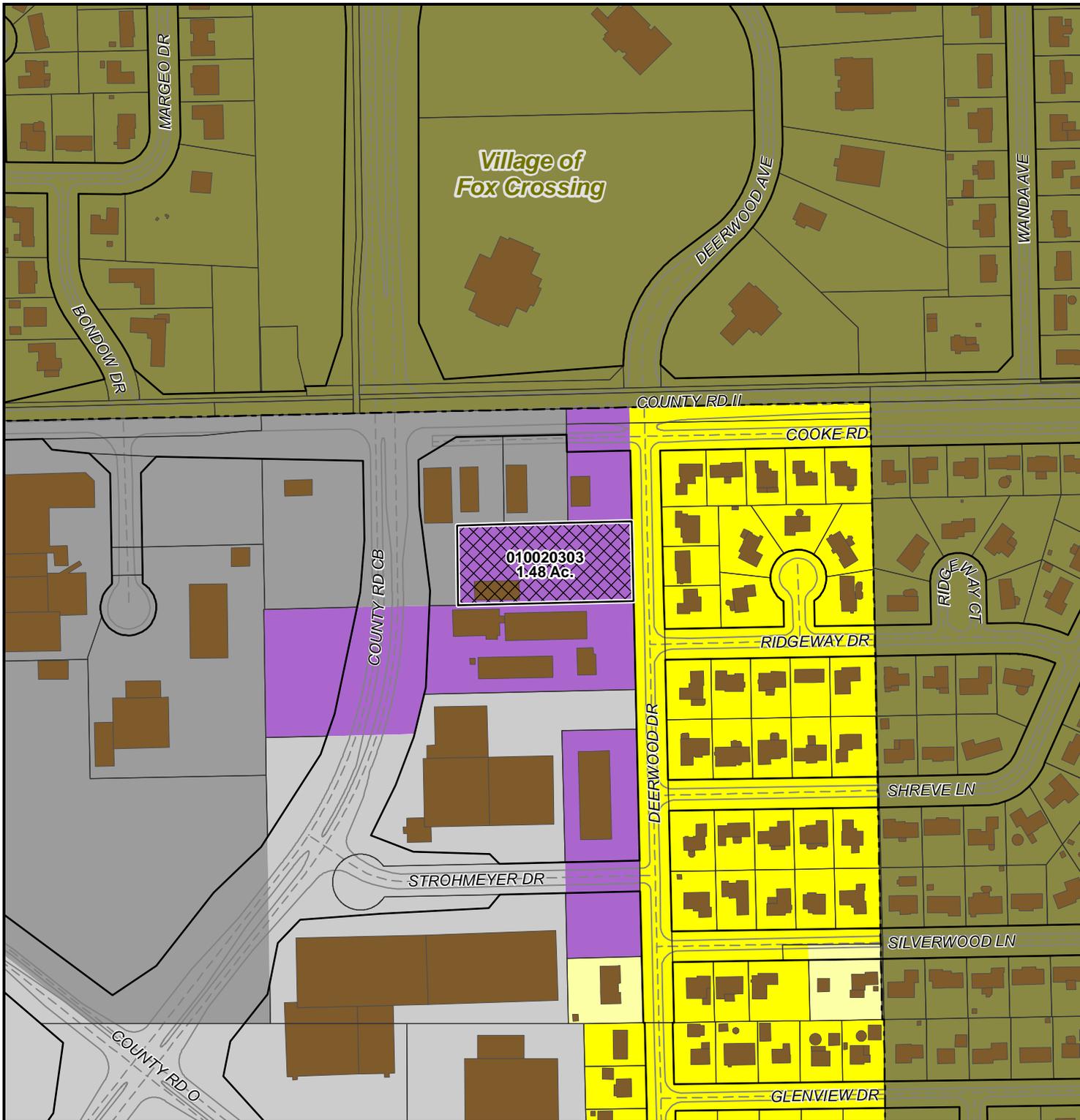


L.C. KRIESCHER AND ASSOCIATES LLC.
140 WEST MAIN STREET P.O. BOX 14
WINNECONNE, WI 54986
920-582-0133

BOUNDARY SURVEY
&
LAND DESIGN

SURVEY FOR:
STROHMEYER EXCAVATING CO.
1577 DEERWOOD DR.
NEENAH, WI 54956

PROJECT NO. 270901
FILE: STROHMYR.DWG
DATE 10-6-07
REVISED
DWG. NO. D-51



Application #23-ZC-6330

Date of Hearing:

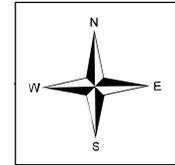
May 30, 2023

Owner(s):

HOT HEAD PROPERTIES LLC

Subject Parcel(s):

010020303



Winnebago County
WINGS Project

Scale

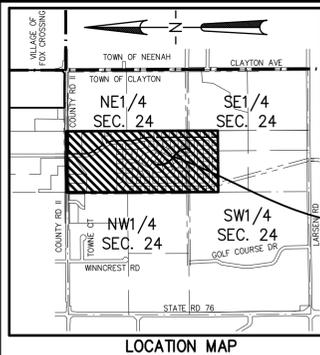
1 inch : 300 feet

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



PROJECT LOCATION

EXIST SANITARY SEWER LOCATED 2600 FEET TO THE EAST. MCMAHON IS CURRENTLY IN DESIGN TO EXTEND TO THIS SITE.

- LEGEND**
- 3/4" IRON REBAR FOUND
 - RECORDED BEARING AND/OR DISTANCE
 - S.F.
 - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - EXISTING STORM ENDWALL
 - EXISTING UTILITY VAULT
 - EXISTING MAILBOX
 - EXISTING POST
 - EXISTING SIGN
 - UTILITY POLE
 - UTILITY POLE W/GUY WIRE
 - TELEPHONE OR TELEVISION PEDESTAL
 - EXISTING BUILDING
 - EXISTING CONTOURS
 - EXISTING CULVERT WITH END SECTIONS
 - TREE OR BRUSH LINE
 - SOIL BORING LOCATION
 - TV CABLE TELEVISION - BURIED
 - G GAS MAIN
 - E ELECTRIC CABLE - BURIED
 - FO FIBER OPTIC CABLE - BURIED
 - EXISTING FENCE
 - DITCH LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING ASPHALT PAVEMENT
 - EXISTING GRAVEL
 - EXISTING CONCRETE PAVEMENT
 - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

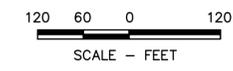
PRELIMINARY PLAT SCHOLAR RIDGE ESTATES

ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER/SUBDIVIDER
CLAYTON DEVELOPMENT GROUP, LLC
ATTN: DEREK LIEBHAUSER
1445 MCMAHON DRIVE, SUITE A
NEENAH, WI 54956
(920) 428-9451

SURVEYOR
DOUGLAS E. WOELZ
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'51"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- TOWN OF CLAYTON
- VILLAGE OF FOX CROSSING
- WINNEBAGO COUNTY PLANNING & ZONING



McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

McMahon Associates, Inc. provides professional engineering services of form, fit and function of all construction projects. All rights reserved. The information contained herein is the property of McMahon Associates, Inc. and is provided for your use only. It is not to be used for any other purpose without the written consent of McMahon Associates, Inc.

NO.	DATE	REVISION

PRELIMINARY PLAT - SCHOLAR RIDGE ESTATES
PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 24, T20N, R16E,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYED	DRAWN
DEW	MJA
PROJECT NO.	
C1069 09-23-00271	
DATE	
APRIL, 2023	
SHEET NO.	
1 OF 2	

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
May 30, 2023

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 May 30, 2023 at 6:30 PM 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 may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>
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.: 2023-ZC-6320

Applicant: CHIKOWSKI, JULIE

Agent: NONE

Location of Premises: 8825 WOLF RIVER RD

Tax Parcel No.: 032-0346-03

Legal Description: Being all of Lot 1 of CSM-5596, located in Government Lot 3 of Section 16, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from B-2 (Community Business District) to R-1 (Rural Residential) for a single family home.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland, floodplain, wetlands

Current Zoning: B-2 Community Business

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: North: B-3; **South:** B-2; **East:** R-1;B-2; **West:** B-3;B-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Vacant lot which had a residential house on it.

Describe proposed use(s): Single family residence

Describe the essential services for present and future use(s): Current - sewer, water, electrical & driveway same for future use.

Describe why the proposed use would be the highest and best use for the property: Provide housing for the owner, increase the tax base for both Wolf River township & Winnebago County.

Describe the proposed use(s) compatibility with surrounding land use(s): Residential lots in the same area around B2 current lots.

SECTION REFERENCE AND BASIS OF DECISION

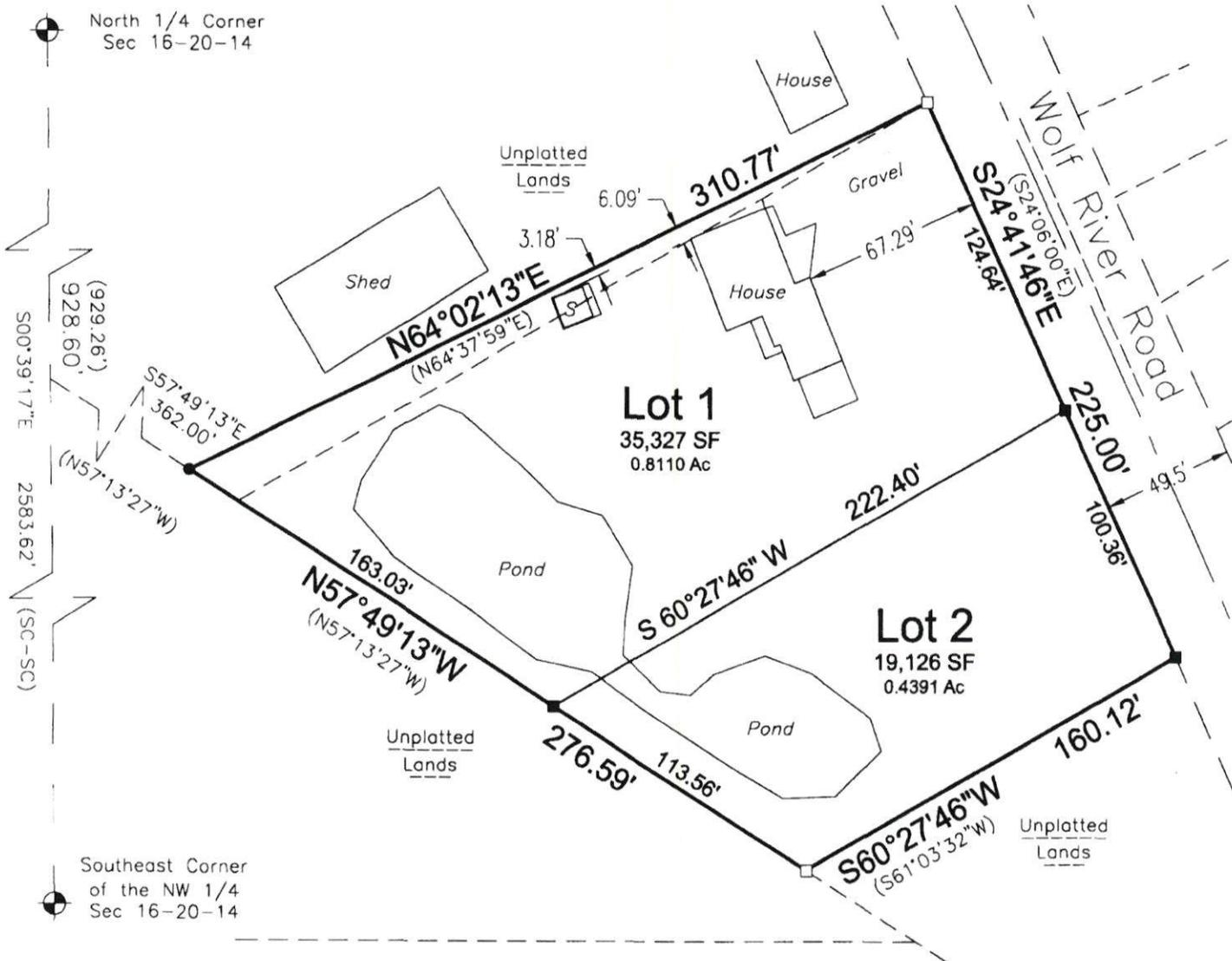
23.7-5 Basis of Decision

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.

Certified Survey Map No. 5596

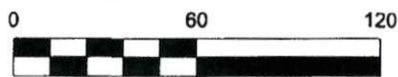
Part of Fractional Government Lot 3,
 Section 16, Township 20 North, Range 14 East,
 Town of Wolf River, Winnebago County, Wisconsin



LEGEND

- 1" x 18" Iron Pipe 1.68 Lbs/LF Set
- 3/4" x 18" Rebar 1.13 Lbs/LF Set
- 1" Iron Pipe Found
- ⊕ Government Corner
- () Recorded As

Scale: 1" = 60'



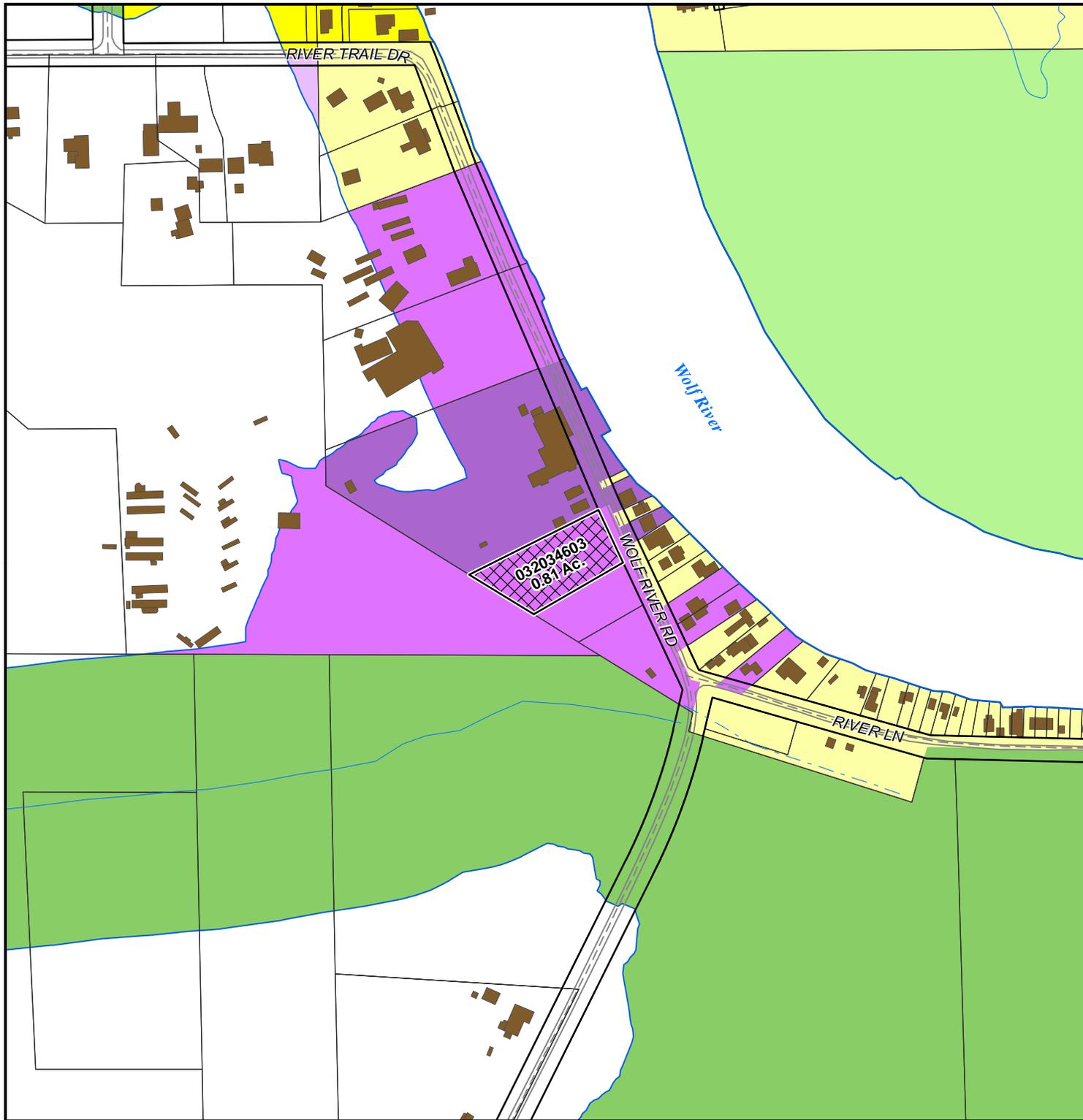
Bearings are referenced to the West line
of Fractional Government Lot 3 of Sec 16-20-14
Recorded to Bear N00°39'17"W



Davel Engineering, Inc.
 Civil Engineers and
 Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595

Survey for:
 Miles T. and Carol E. LaFever
 PO Box 208
 Butte Des Morts, WI 54927

File: 2634csm.dwg
 Date: 05/12/2004
 Drafted By: wil
 Sheet: 1 of 3



Application #23-ZC-6320

Date of Hearing:
May 30, 2023

Owner(s):
**CHIKOWSKI, GARY M /
 CHIKOWSKI, JULIE M**

Subject Parcel(s):
032034603



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

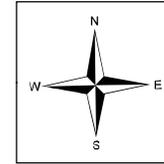
○ = SITE

Application #23-ZC-6320

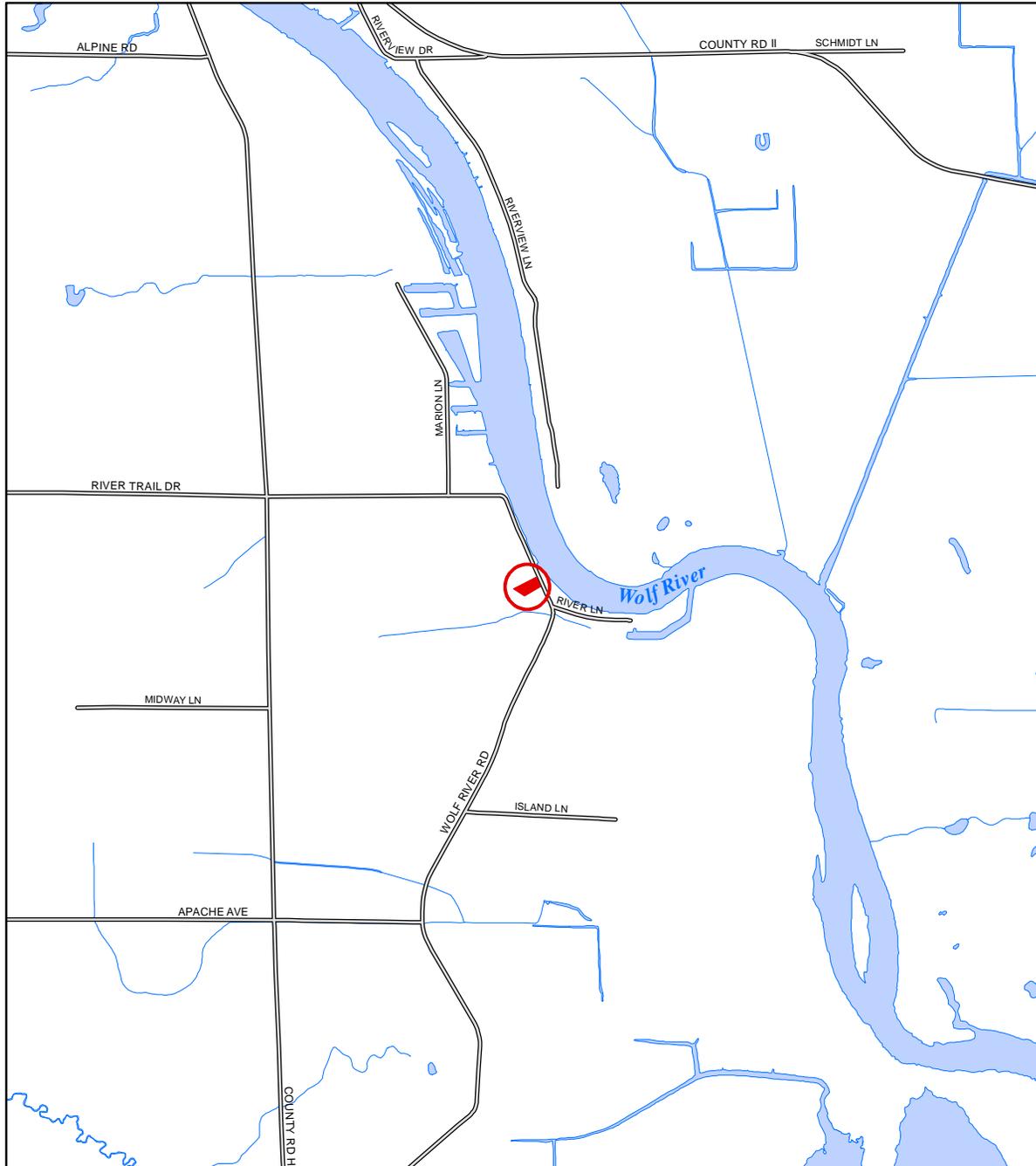
Date of Hearing:
May 30, 2023

Owner(s):
CHIKOWSKI, GARY M /
CHIKOWSKI, JULIE M

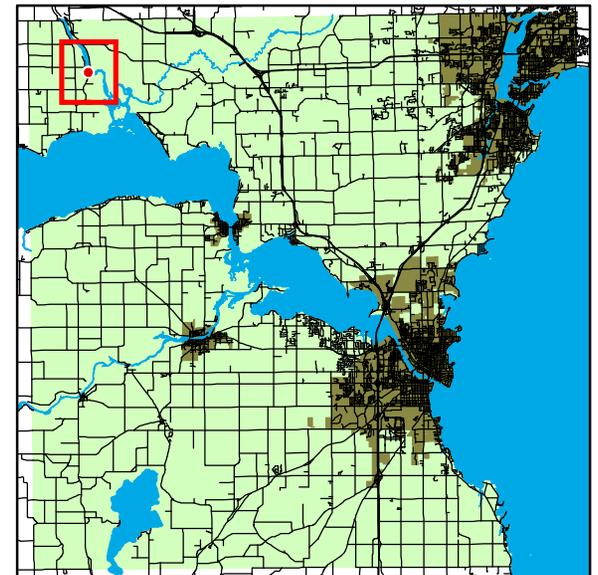
Subject Parcel(s):
032034603



*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
May 30, 2023

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 May 30, 2023 at 6:30 PM 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 may appear in person or via Zoom using the meeting information below. [A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>
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.: 2023-ZC-6340

Applicant: CHIKOWSKI 2

Agent: CHIKOWSKI, JULIE M

Location of Premises: WEST PARKING LOT AT WOLF RIVER RD & RIVER LN

Tax Parcel No.: 032-0350(p)

Legal Description: Being part of Government Lot 3 of Section 16, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning change from A-2 (General Agriculture) to B-2 (Community Business District) for expansion of an existings use.

INITIAL STAFF REPORT

Sanitation: Required; Municipal

Overlays: Shoreland, floodplain, wetlands

Current Zoning: A-2 General Agriculture

Proposed Zoning: B-2 Community Business

Surrounding Zoning: North: B-2; South: N/A; East: A-2; West: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Parking lot

Describe proposed use(s): Parking lot

Describe the essential services for present and future use(s): gravel parking lot

Describe why the proposed use would be the highest and best use for the property: updating CSM to show actual property lines and use of land

Describe the proposed use(s) compatibility with surrounding land use(s): Parking lot = parking lot

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

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.

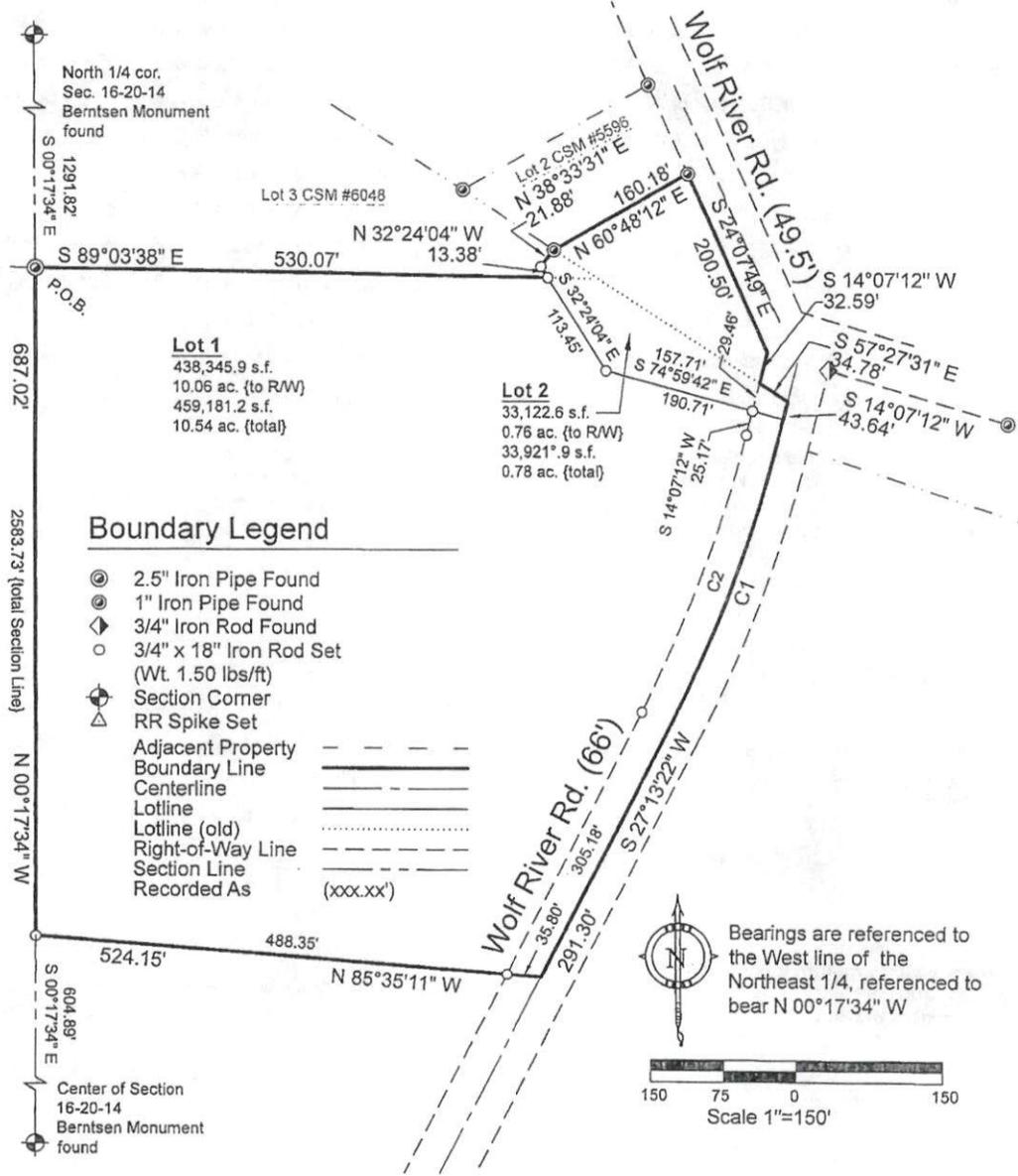
Handwritten notes:
 22-1918-01
 22-1918-02

Drawing: 22-1918-CSM	Sheet: 1 of 4
Project: 22-1918-Ch	Date: 01/25/2023



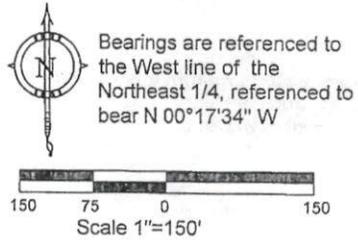
Winnebago County Certified Survey Map # _____

Located in part Lot 3 of CSM # 6048 and also being part of Government Lot 3 of Section 16, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin



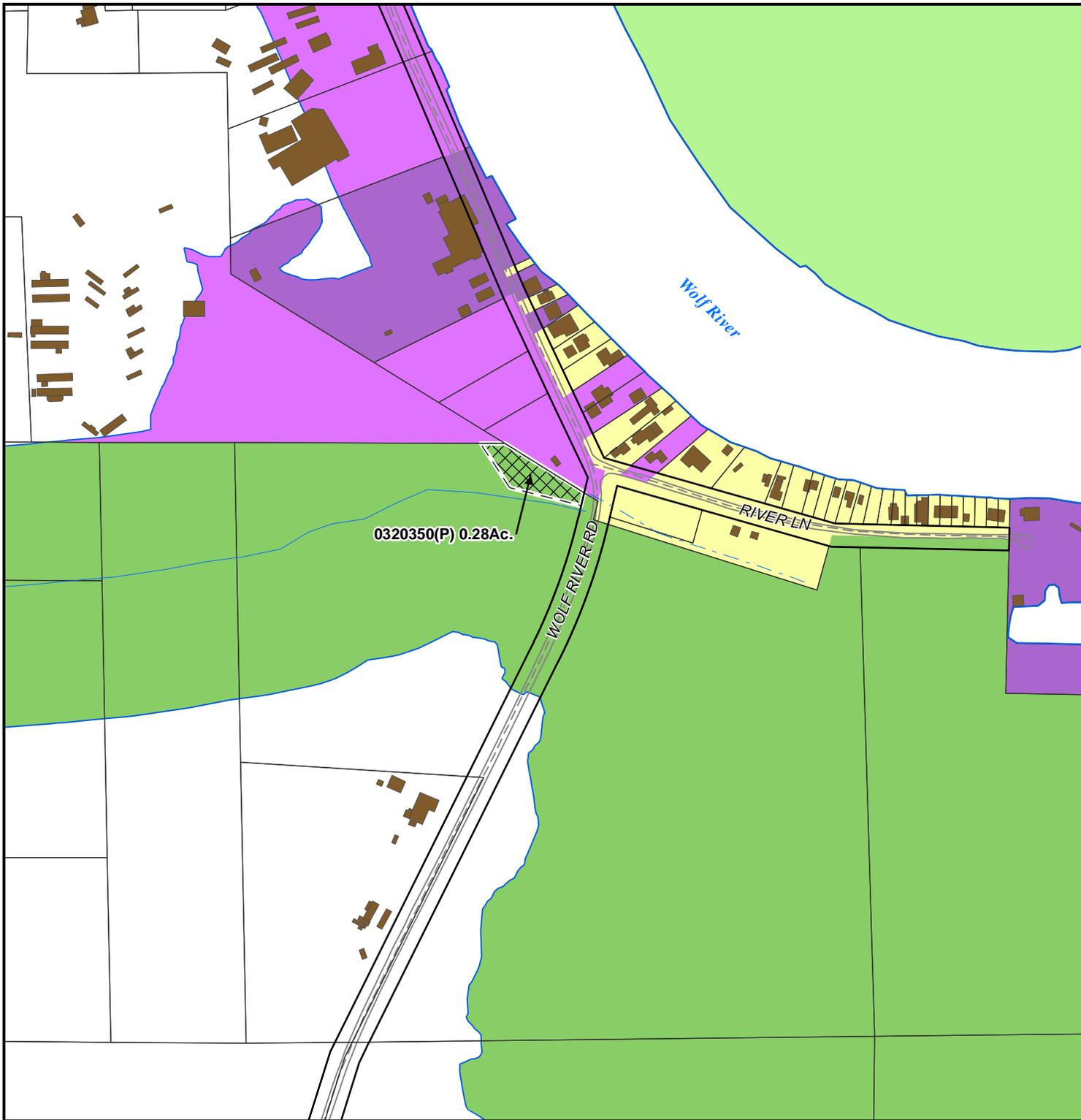
Boundary Legend

⊙	2.5" Iron Pipe Found	
⊙	1" Iron Pipe Found	
◊	3/4" Iron Rod Found	
○	3/4" x 18" Iron Rod Set (Wt. 1.50 lbs/ft)	
⊕	Section Corner	
△	RR Spike Set	
---	Adjacent Property Boundary Line	
---	Centerline	
---	Lotline	
---	Lotline (old)	
---	Right-of-Way Line	
---	Section Line	
---	Recorded As	(xxx.xx')



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1360.91'	311.22'	310.54'	S 20°40'17" W	13°06'10"
C2	1327.91'	303.67'	303.01'	S 20°40'17" W	13°06'10"

For current setbacks, contact the Town of Wolf River



Application #23-ZC-6340

Date of Hearing:
May 30, 2023

Owner(s):
BARTEL FAMILY LAND LLP

Subject Parcel(s):
0320350(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

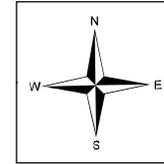
○ = SITE

Application #23-ZC-6340

Date of Hearing:
May 30, 2023

Owner(s):
BARTEL FAMILY LAND LLP

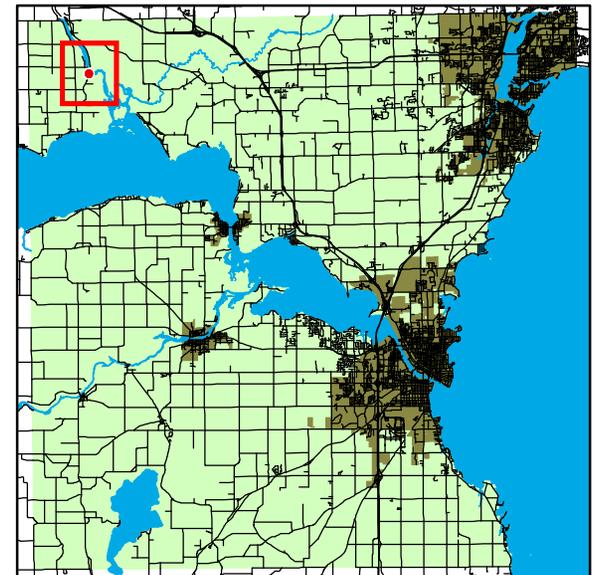
Subject Parcel(s):
0320350(P)



Winnebago County
WINGS Project



● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY