

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Map Amendment 2022-ZC-6130 filed with the County Clerk by:

DEDERING, TROY A, Town of NEENAH and referred to the Planning and Zoning Committee on August 16, 2022 and

WHEREAS, a Public Hearing was held on August 30, 2022, pursuant to mailed and published notice as provided by law on the following:

**PROPERTY INFORMATION:**

*Owner(s) of Property:* DEDERING, TROY A

*Agent(s):* NONE

*Location of Premises Affected:* 116 HIGHLAND CT

*Legal Description:* Being part of the SW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

*Tax Parcel No.:* 010-009013

*Sewer:* Existing; Private System

*Overlay:* Wetlands

WHEREAS, Applicant is requesting a rezoning to A-2 General Agriculture and

WHEREAS, we have received notification from the Town of NEENAH recommending APPROVAL and

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, make the following findings:

1. The Town of Neenah has approved.
2. Town findings were as follows: a) Town has an adopted landuse plan. b) Action agrees with adopted Town plan.
3. There were no objections.
4. Proposed use is compatible with adjacent uses.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3)*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending APPROVAL by a vote of 5-0.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed ordinance is hereby:  ADOPTED  DENIED

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 09/01/22**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2022-ZC-6130 as follows:

Being part of the SW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

FROM: R-1 Rural Residential

TO: A-2 General Agriculture

Adopted / Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

Thomas Egan, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ .

\_\_\_\_\_  
JON DOEMEL, COUNTY EXECUTIVE

County Board Supervisory district: 30 Farrey



**Winnebago County Zoning Department**  
 P.O. Box 2808  
 112 Otter Ave, 3<sup>rd</sup> Floor  
 Oshkosh, WI 54903-2808  
 (920) 232-3344  
 (920) 232-3347 (fax)



Checked FLUP <sup>(C-nee)</sup> Res Agreed Yes CMA  
 Receipt # 30964  
 Application #: 22-ZC-6130

**ZONING MAP AMENDMENT APPLICATION**

**Fee: \$765.00**

(Please print or type. Please use black ink for duplicating purposes.)

**Payable to: Winnebago County**

**A. PROPERTY OWNER(S):**

A-1 NAME: Troy A Dederling

Mailing Address: 116 Highland Ct. Neenah WI 54956

Phone: 920-850-3970 E-mail: ss65chevimpala@gmail.com

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owner #1 Signature Troy Dederling Date 6-20-2022  
 Property Owner #2 Signature \_\_\_\_\_ Date \_\_\_\_\_

**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**

A-2 AGENT (NAME): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**B. PROPERTY INFORMATION:**

B-1 Tax Key/Parcel #: 010 009013

B-2 Location/address of affected property: 116 Highland Ct. Neenah WI 54956

B-3 Current Zoning: R-1 Proposed Zoning: A-2

Zoning Code Legend			
A-1	Agribusiness district	B-1	Local Service Business district
A-2	General Agriculture district	B-2	Community Business district
R-1	Rural Residential district	B-3	General Business district
R-2	Suburban Residential district	I-1	Light Industrial district
R-3	Two-family Residential district	I-2	Heavy Industrial district
R-4	Multifamily Residential district	M-1	Mixed-Use district
R-8	Manufactured/Mobile Home Community district	PDD	Planned Development district

B-4 SEWER:  Existing  Required TYPE:  Municipal  Private System

Responses may be typed on a separate sheet and attached to this form.

**C-1 Describe Present Use(s):**

This property is residential and my primary home.

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**C-2 Describe Proposed Use(s):**

Property will still be a primary residential home with the addition of outbuildings to be used as a "hobby farm".

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**C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:**

Property already has well and septic in place for residential use.

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**C-4 Describe why the proposed use would be the highest and best for the property:**

Rezoning to A-2 would allow me to better use my 6 acres. Giving me less restrictions on animals and outbuildings.

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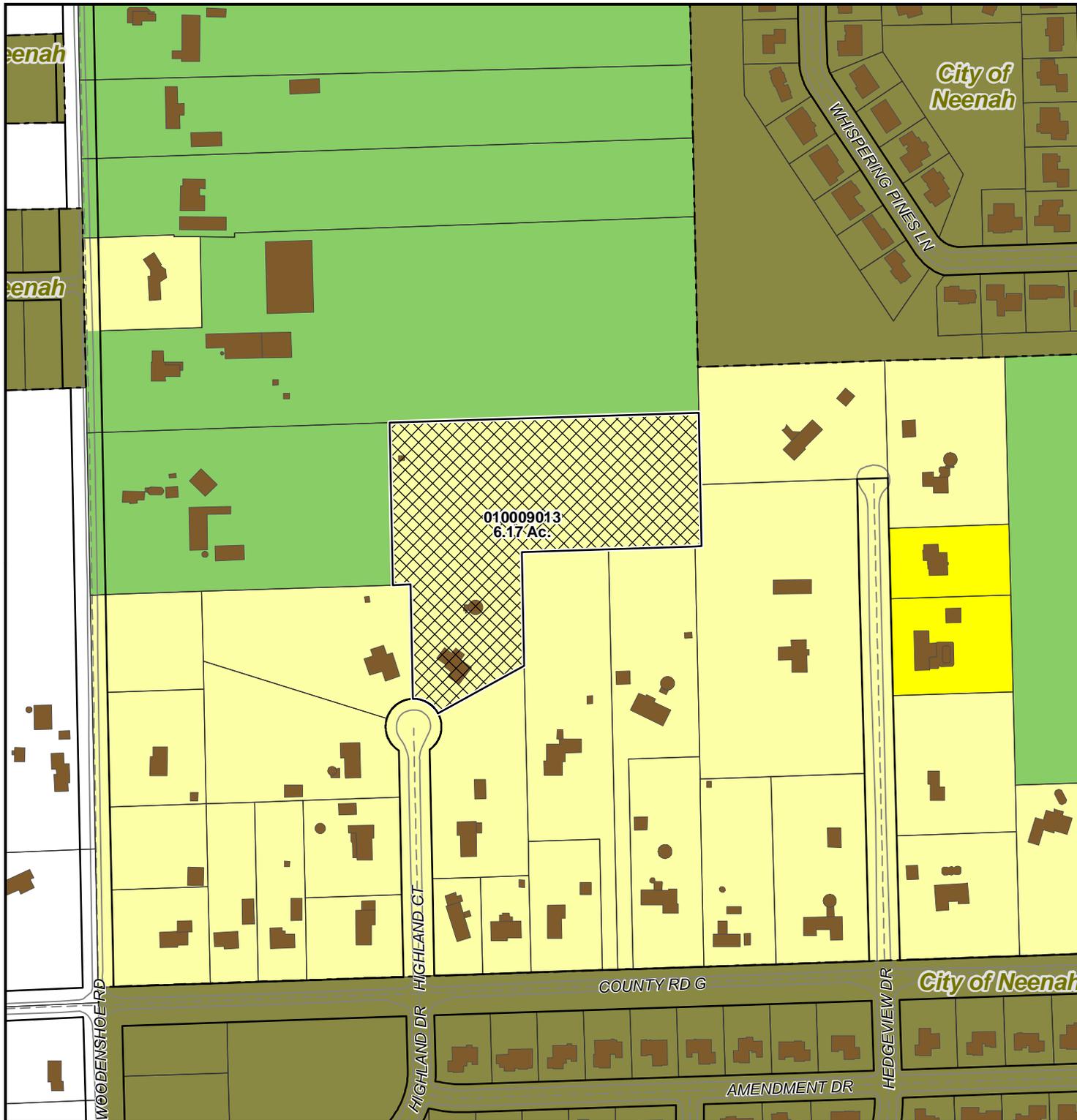
**C-5 Describe the proposed use(s) compatibility with surrounding land uses:**

Land is surrounded on two sides by already zoned A-2 properties and is situated at the end of a court, which would prevent it from ever being separated into smaller residential lots.

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**Application #22-ZC-6130**

Date of Hearing:

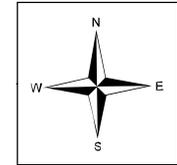
August 30, 2022

Owner(s):

DEDERING, TROY A

Subject Parcel(s):

010009013



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**

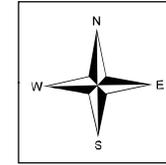
○ = SITE

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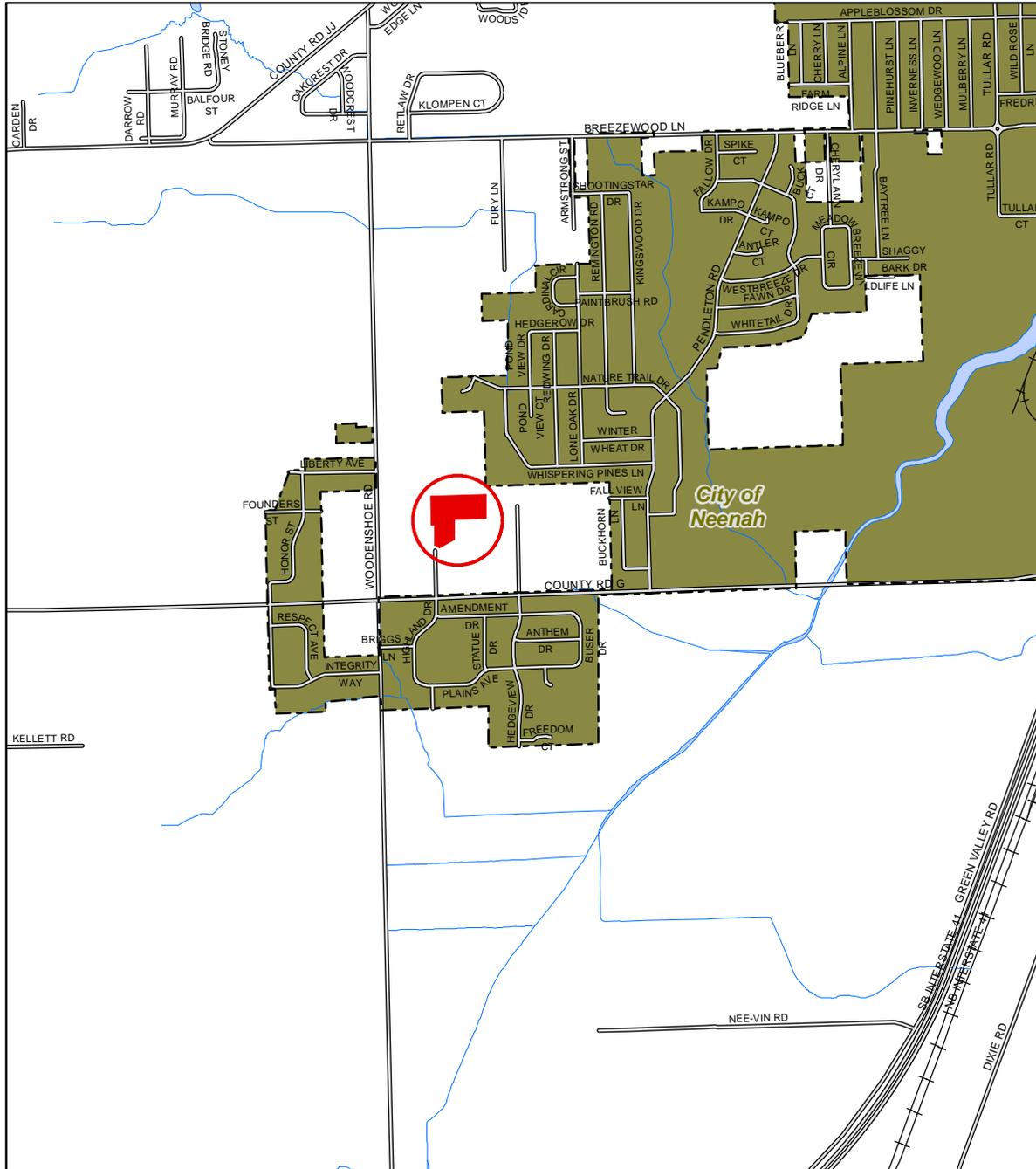
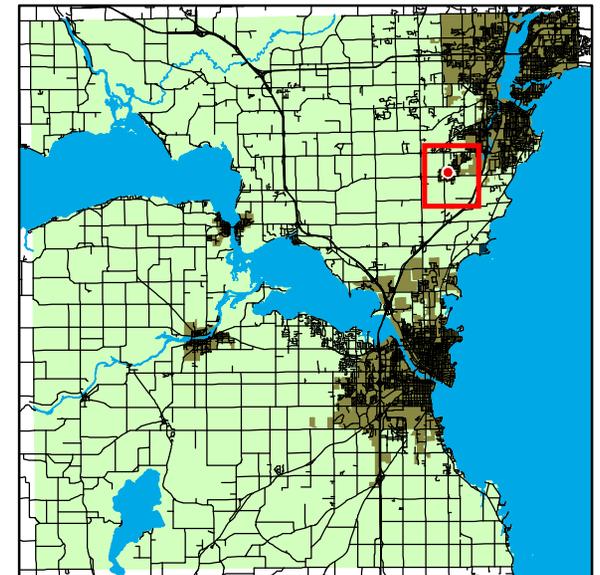
Owner(s):  
DEDERING, TROY A

Subject Parcel(s):  
010009013



Winnebago County  
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY