

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
December 20, 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 December 20, 2023 at 6:30 PM in Conference Room 120 of the David Albrecht 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-6490

**Applicant:** KUZNACKI, ET AL

**Agent:** NONE

**Location of Premises:** 6097 E LYNGAAS RD

**Tax Parcel No.:** 030-005305, 030-0813

**Legal Description:** Being part of the W 1/2 of the SW 1/4 of Section 3, and being all of Lots 56 and 57 in the Plat of Piacenza, surveyed as Lot 1 of CSM-3995, located on Government Lot 3 of Section 4, all in Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning change from R-1 (Rural Residential) and R-2 (Suburban Residential) to R-2 (Suburban Residential) for the reconfiguration of two lots.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain

**Current Zoning:** R-1 Rural Residential; R-2 Suburban Low Density Residential

**Proposed Zoning:** R-2 Suburban Low Density Residential

**Surrounding Zoning:** North: A-2; South: Lake Winneconne; East: R-1; West: R-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Single family residence.

**Describe proposed use(s):** Single family residence.

**Describe the essential services for present and future use(s):** E. Lyngaas Road provides access. Properties have existing sewer and wells.

**Describe why the proposed use would be the highest and best use for the property:** Proposed zoning change is needed for lots to comply with county code after they adjust the lot line between them.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Proposed use is same as existing.

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.

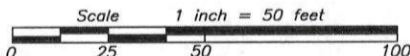
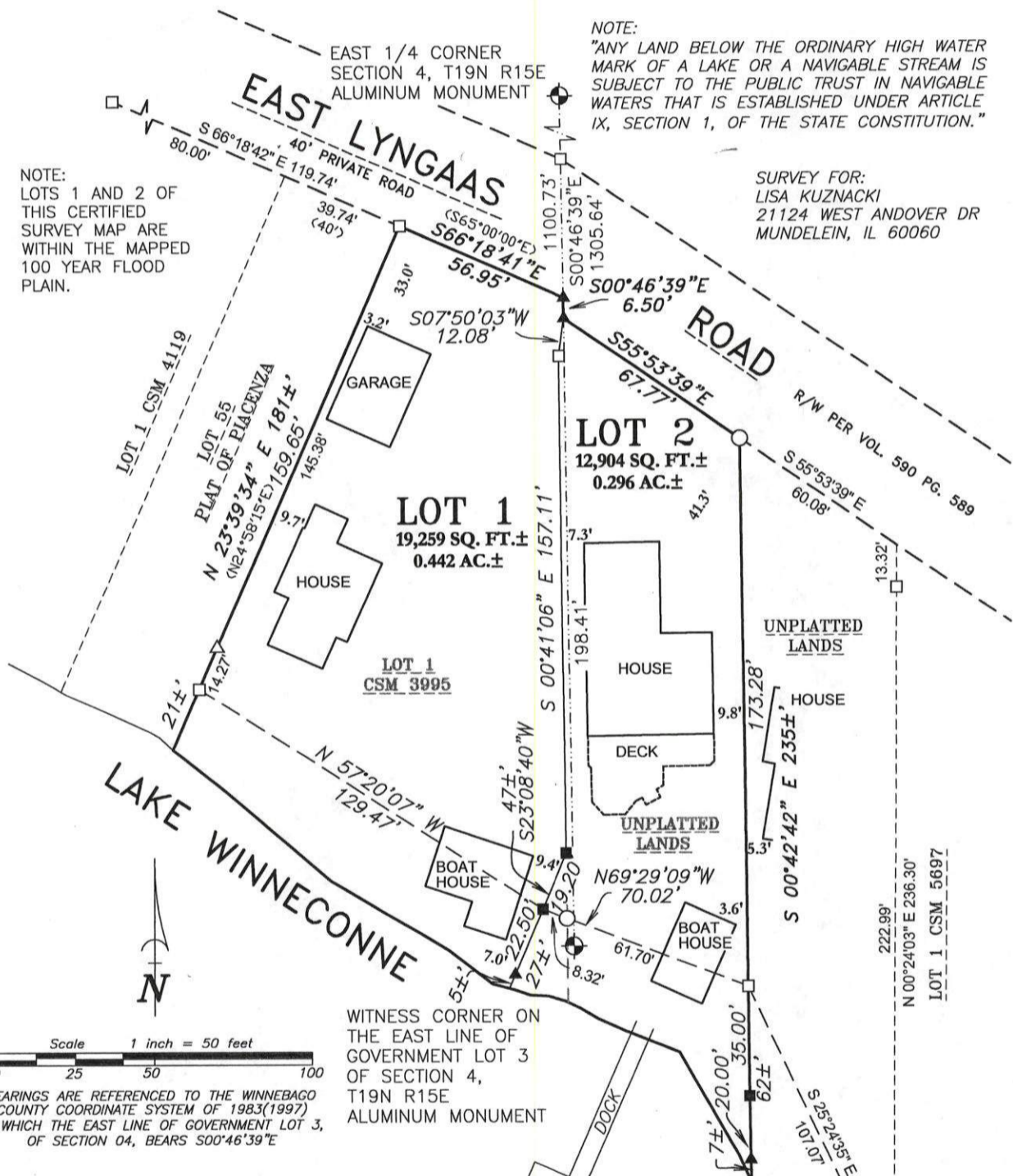
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 3, AND LOT 1 OF CERTIFIED SURVEY MAP 3995, BEING PART OF GOVERNMENT LOT 3 IN SECTION 4, ALL IN TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

NOTE:  
LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP ARE WITHIN THE MAPPED 100 YEAR FLOOD PLAIN.

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."

SURVEY FOR:  
LISA KUZNACKI  
21124 WEST ANDOVER DR  
MUNDELEIN, IL 60060

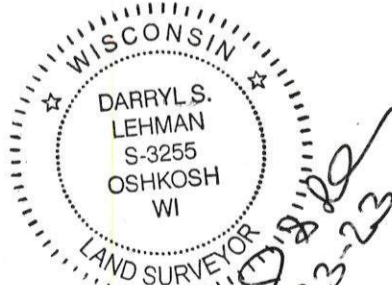


BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE EAST LINE OF GOVERNMENT LOT 3, OF SECTION 04, BEARS S00°46'39"E

WITNESS CORNER ON THE EAST LINE OF GOVERNMENT LOT 3 OF SECTION 4, T19N R15E ALUMINUM MONUMENT

**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
- △ 3/4" REBAR FOUND
- ▲ 10" SURVEY SPIKE SET
- ⊕ GOVERNMENT CORNER FOUND
- ( ) RECORDED AS



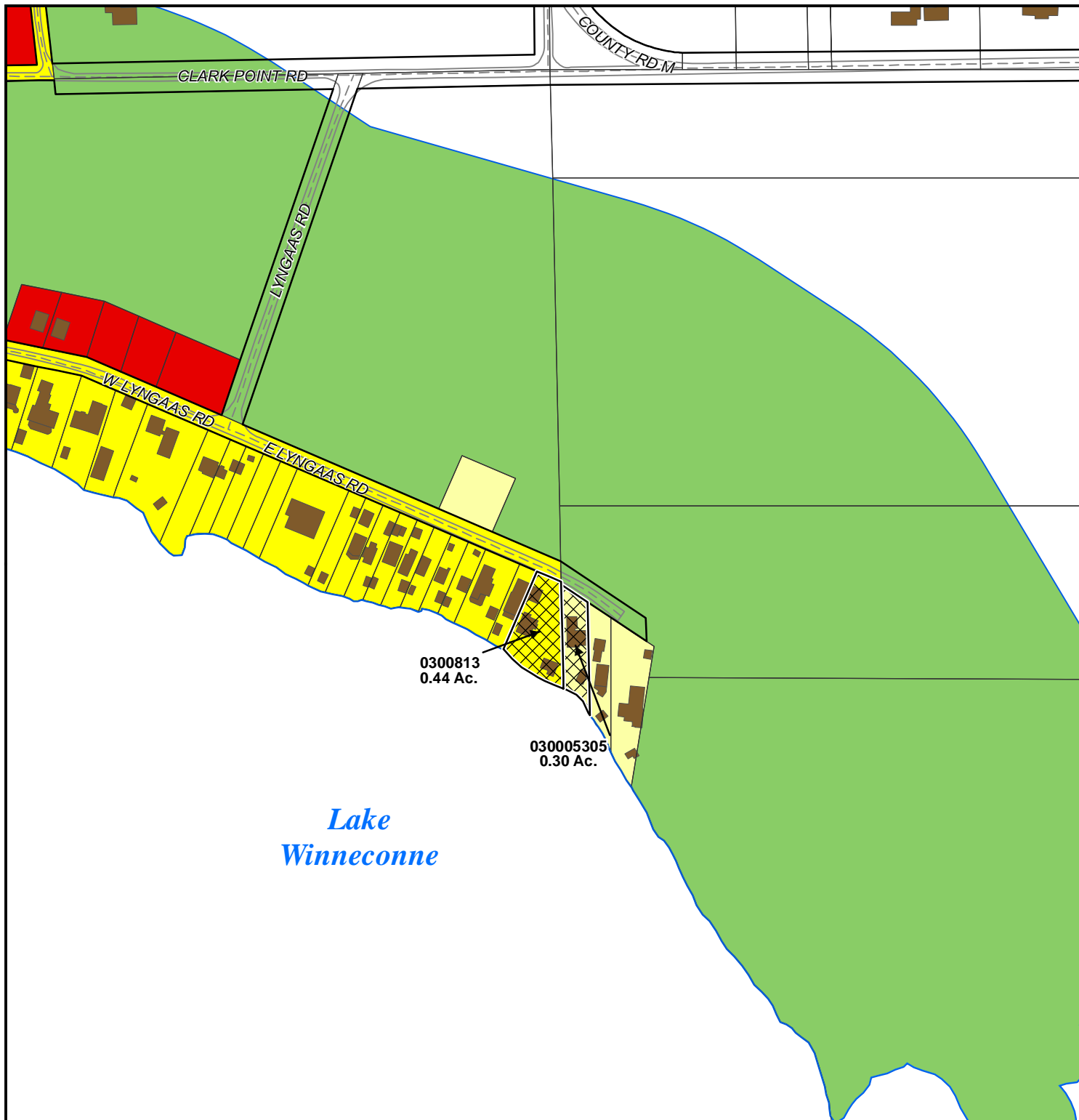
**Martenson & Eisele, Inc.**



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

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 0-2828-001  
FILE 2828001CSM SHEET 1 OF 4  
This instrument was drafted by: DSL



**Application #23-ZC-6490**

Date of Hearing:

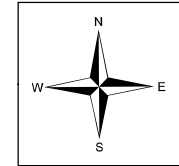
November 28, 2023

Owner(s):

RIETH REV TST  
(STEVEN M & KATHLEEN A) /  
KUZNACKI TST, LISA A

Subject Parcel(s):

030005305 / 0300813



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



1 inch : 2,000 feet

### Application #23-ZC-6490

Date of Hearing:

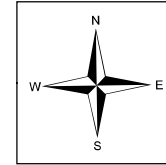
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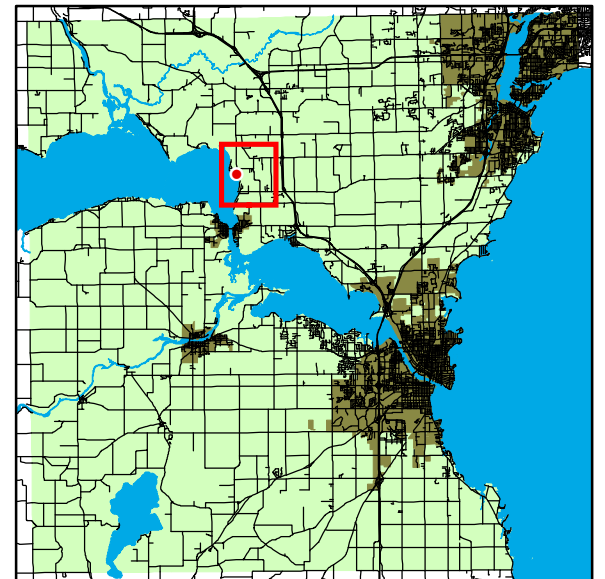
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WINNEBAGO COUNTY

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## **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2023-ZC-6510

**Applicant:** SEEGERS, STEVE

**Agent:** SEEGERS, STEVE PATRON PROPERTIES LLC

**Location of Premises:** 1730 OAKRIDGE RD

**Tax Parcel No.:** 010-029807

**Legal Description:** Being part of the NE 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning change from R-1 (Rural residential district) to I-1 (Light industrial district).

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** NONE

**Current Zoning:** A-2 General Agriculture

**Proposed Zoning:** I-1 Light Industrial

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Describe present use(s):** Existing structure built in 1972 was rented to a tenant who uses it as office space and storage.

**Describe proposed use(s):** Keep existing tenant throughout the time they want to remain a tenant.

**Describe the essential services for present and future use(s):** This unit does not currently have sewer or water to it. Water is able to be provided but at present it is not currently hooked up.

**Describe why the proposed use would be the highest and best use for the property:** The proposed use would be best for the property because the current tenant is not using it in a manner that is affecting the neighboring residences at all. They use the building to store inventory and as a place for their employees to meet before they go out and perform electrical work in the community. Our tenant is really happy with this location.

**Describe the proposed use(s) compatibility with surrounding land use(s):** This unit has been there since 1972 and used privately with the residential parcel located at 1740 Oakridge Rd in Neenah. The existing tenant is not interfering with the quiet enjoyment of any of the surrounding units. All of the properties are managed by the same team and there has never been any complaints about this tenant.

SECTION REFERENCE AND BASIS OF DECISION

**23.7-5 Basis of Decision**

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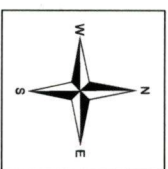
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

**Application #23-ZC-6510**

Date of Hearing:  
December 20, 2023

Owner(s):  
**PATRON PROPERTIES LLC**

Subject Parcel(s):  
**010029807**



Winnebago County  
WINGS Project

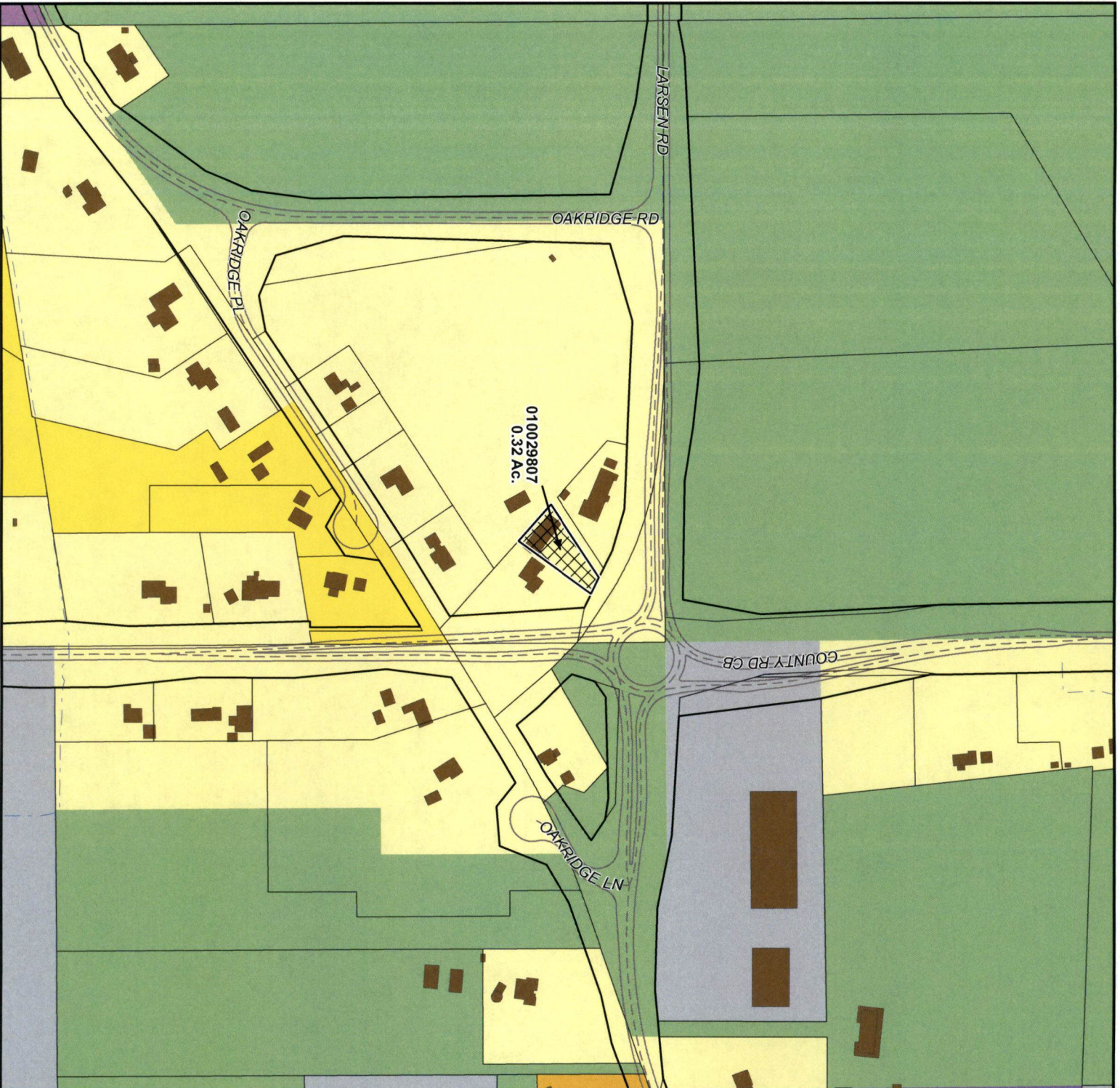
**Scale**  
1 inch : 300 feet

**County Zoning Districts**

R-1	PDD	B-1
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City of Oshtosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



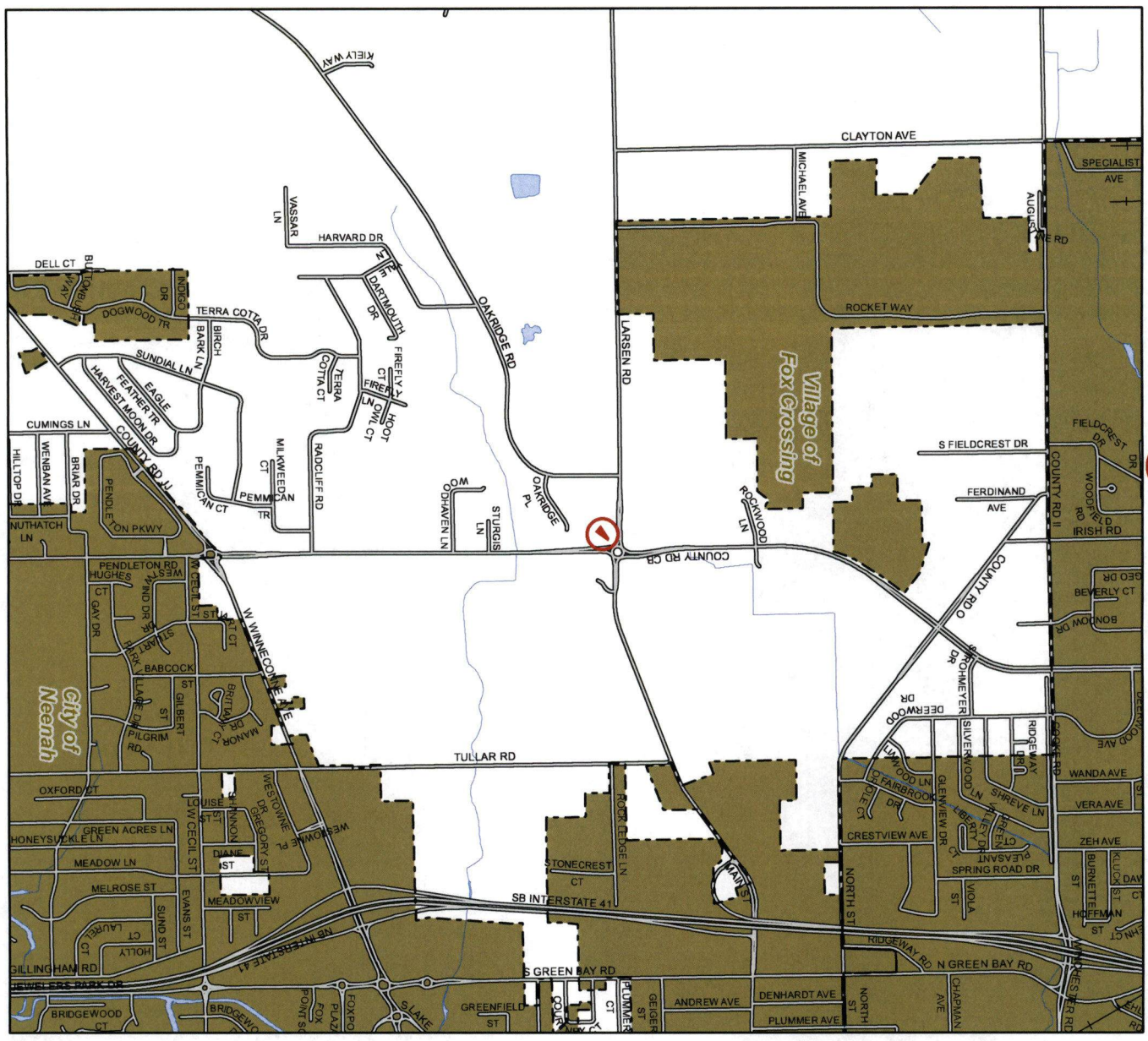


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**PATRON PROPERTIES LLC**

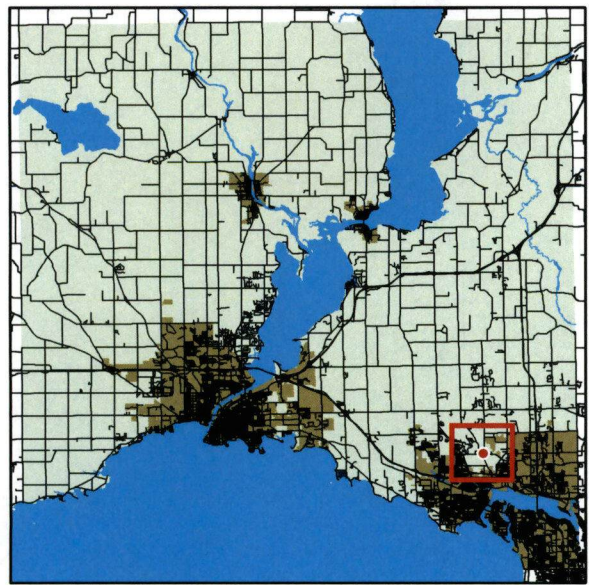
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WINGS Project*



**WINNEBAGO COUNTY**