

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

February 28, 2024

CORRECTED

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 February 28, 2024 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.: 2024-ZC-6560

Applicant: FAMILY LUCKY 7 FARM LLC

Agent: SMITH, DAVID R

Location of Premises: CLAIRVILLE RD

Tax Parcel No.: 012-0148

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 8, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new lot.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Wittman airport

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): VACANT EMPTY LOT THAT HAD THE ORIGINAL BARN ON IT. FOR THE PAST 46 YEARS.

Describe proposed use(s): ADD 2-CAR GARAGE FOR PERSONAL STORAGE

Describe the essential services for present and future use(s): ELECTRICITY FOR NEW GARAGE. POLE AND TRANSFORMER ALREADY ON SITE.

Describe why the proposed use would be the highest and best use for the property: TO HOUSE 2 VEHICLES PRESENTLY PARKED OUTSIDE @ 1860 CLAIRVILLE RD

Describe the proposed use(s) compatibility with surrounding land use(s): N/A

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.

Application #24-ZC-6560

Date of Hearing:

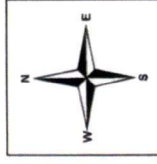
February 28, 2024

Owner(s):

FAMILY LUCKY 7 FARM LLC

Subject Parcel(s):

0120148(P)



Winnemago County
WINGS Project

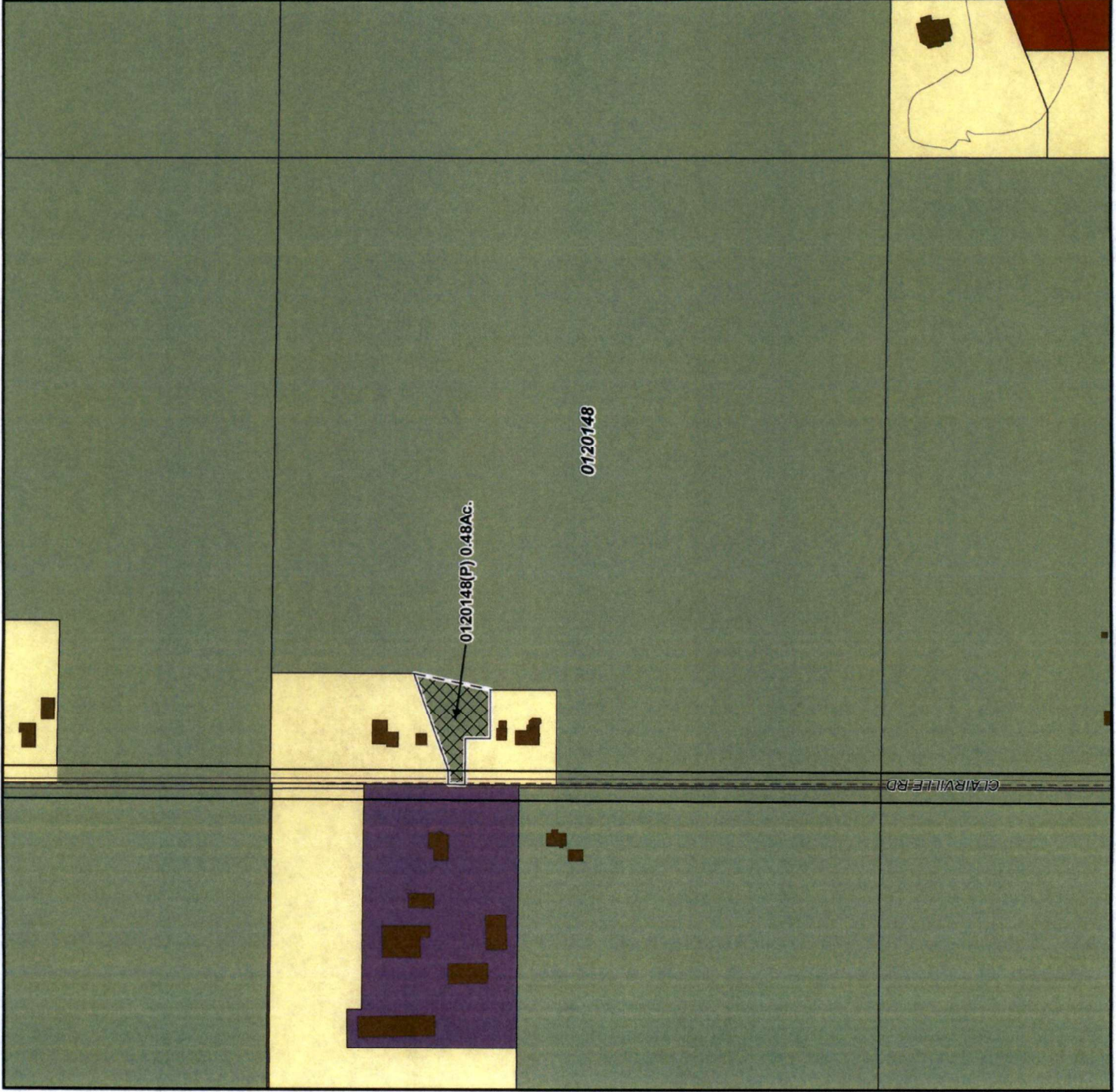
Scale
1 inch : 300 feet

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

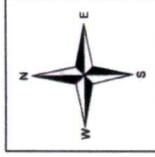


Application #24-ZC-6560

Date of Hearing:
February 28, 2024

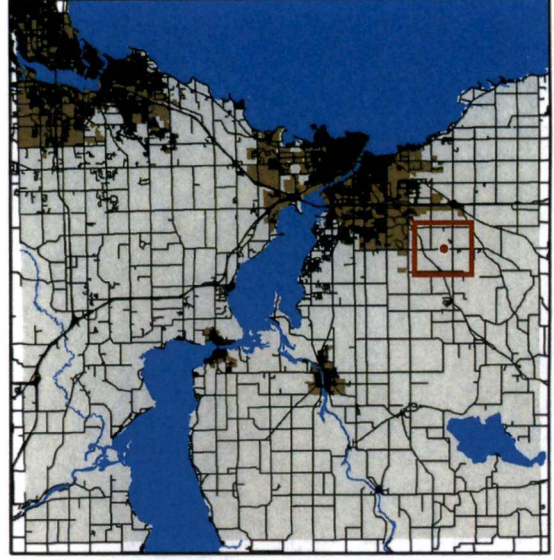
Owner(s):
FAMILY LUCKY 7 FARM LLC

Subject Parcel(s):
0120148(P)



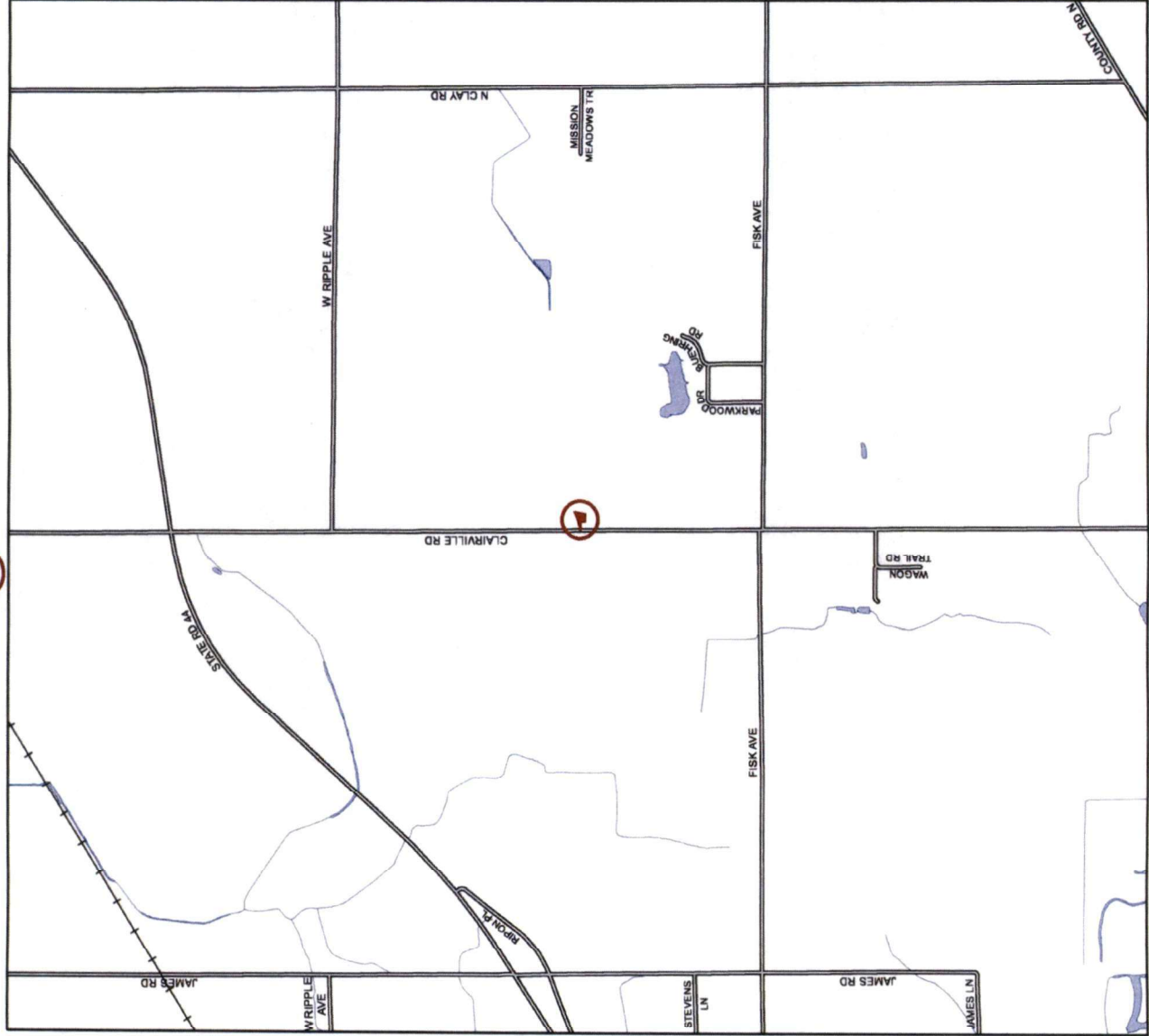
Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2024-ZC-6540

Applicant: ROSENFELDT, THOMAS

Agent: NONE

Location of Premises: 1326 LARSEN RD

Tax Parcel No.: 010-031001(p)

Legal Description: Being part of Lot 1 of CSM-4940 located in the NE 1/4 of the NW 1/4 of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: North: City of Neenah; South: A-2; East: A-2; West: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Ag & Residence

Describe proposed use(s): Ag & Residence

Describe the essential services for present and future use(s): New septic system & well needed for lot 1

Describe why the proposed use would be the highest and best use for the property: Matches other residences in area

Describe the proposed use(s) compatibility with surrounding land use(s): Matches adjoining

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:

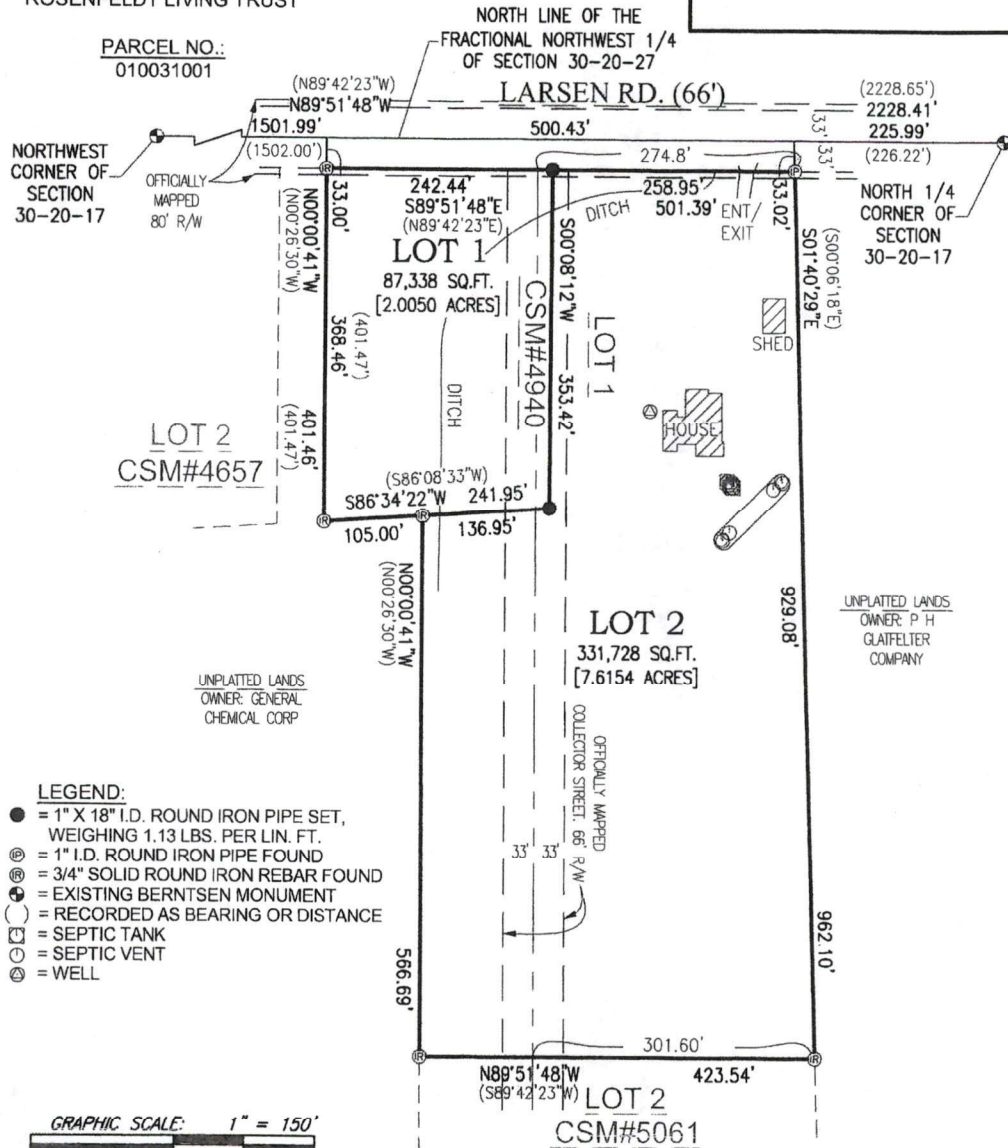
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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

CERTIFIED SURVEY MAP NO. _____

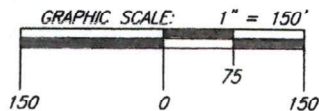
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4940 AS
RECORDED IN DOCUMENT NO. 1168036, LOCATED IN THE
NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4
OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST,
TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

OWNER(S) OF RECORD:
THOMAS W. & DEBORAH A.
ROSENFELDT LIVING TRUST

PARCEL NO.:
010031001



- LEGEND:**
- = 1" X 18" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊙ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊕ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊙ = EXISTING BERNTSEN MONUMENT
 - () = RECORDED AS BEARING OR DISTANCE
 - ⊙ = SEPTIC TANK
 - ⊙ = SEPTIC VENT
 - ⊙ = WELL



MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2306.49 TJS/AW DATED: 10-11-2023

SHEET 1 OF 3 SHEETS

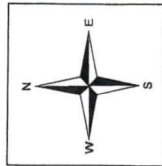
NORTH IS REFERENCED TO THE
NORTH LINE OF THE FRACTIONAL
NORTHWEST 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 17 EAST,
TOWN OF NEENAH, WINNEBAGO
COUNTY, WISCONSIN, WHICH BEARS
N89°51'48"W PER THE WISCONSIN
COUNTY COORDINATE SYSTEM
(WINNEBAGO COUNTY)

○ = SITE

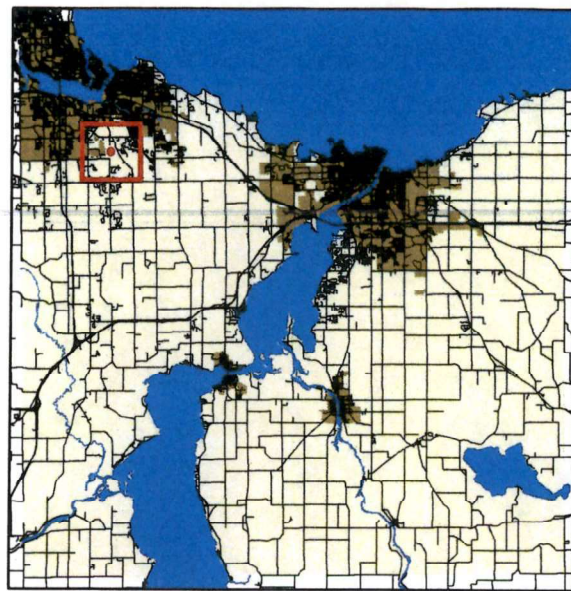
February 28, 2024

ROSENFELDT LIV TST,
THOMAS W & DEBORAH A

010031001(P)



*Winnebago County
WINGS Project*



1 inch : 2,000 feet

WINNEBAGO COUNTY

Application #24-ZC-6540

Date of Hearing:

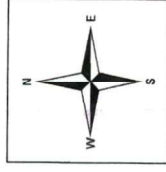
February 28, 2024

Owner(s):

ROSENFELDT LIV TST,
THOMAS W & DEBORAH A

Subject Parcel(s):

010031001(P)



Winnipeg 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

ROCKET WAY

Village of
Fox Crossing

LARSEN RD

010031001(P)
20.1 AC.

010031001

OAKRIDGE RD