

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
June 27, 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 June 27, 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-6380

Applicant: KRATZ, STEPHEN

Agent: NONE

Location of Premises: VACANT PARCELS NORTH & SOUTH OF DUCHESS LN

Tax Parcel No.: 002-0161, 002-0161-01

Legal Description: Being all of Lots 3 and 4 of CSM-4300 located in the NE 1/4 of the NE 1/4 of Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

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

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): General Ag

Describe proposed use(s): Single Family Residence

Describe the essential services for present and future use(s): Public sanitary sewer & water are present on Duchess Lane

Describe why the proposed use would be the highest and best use for the property: Property has single family residence's on the East and West sides

Describe the proposed use(s) compatibility with surrounding land use(s): Property is surrounded by single family residence

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

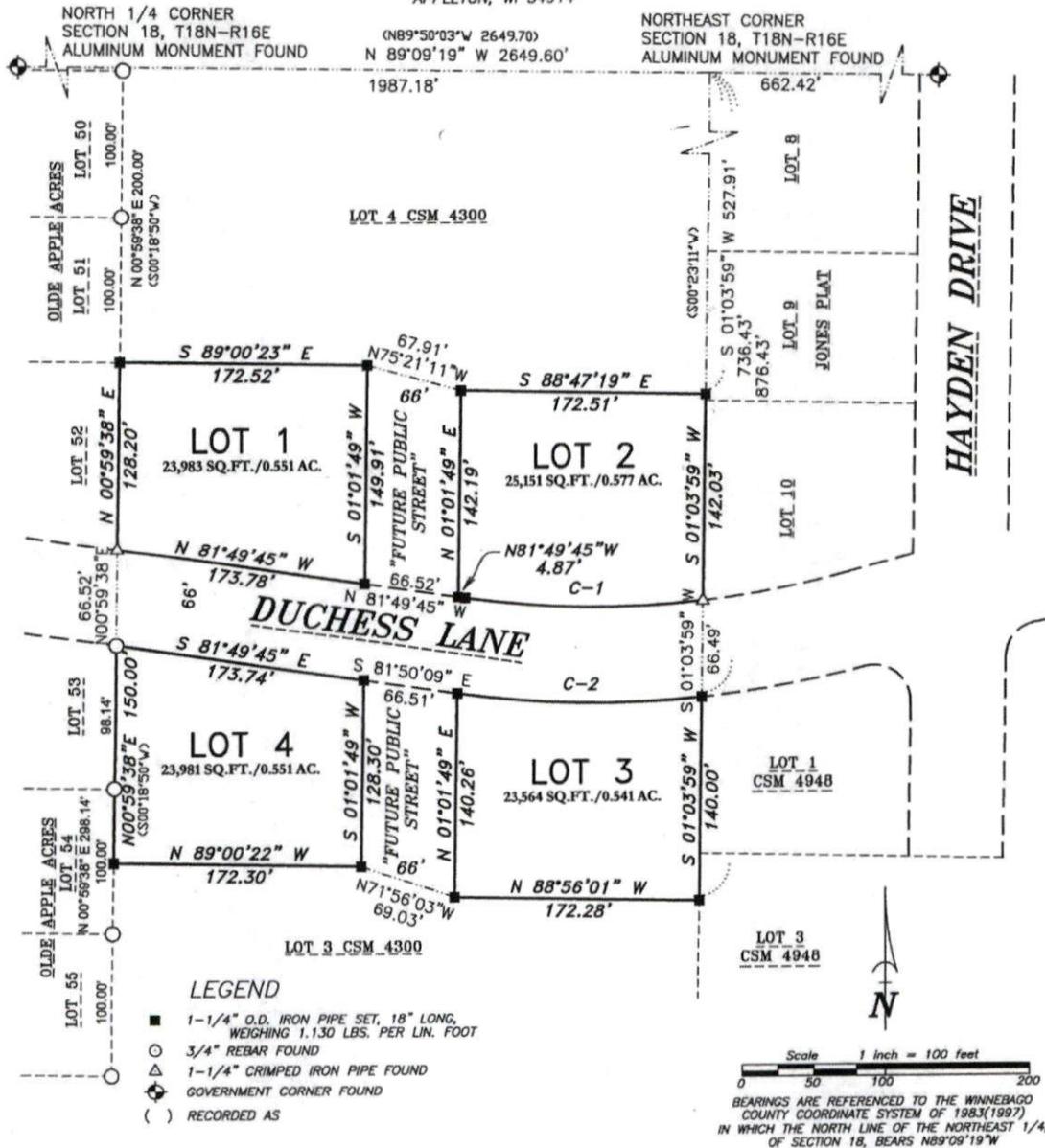
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making 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 LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP 4300, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
STEPHEN KRATZ
2290 TANNENBAUM TRAIL
APPLETON, WI 54914



Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	667.00'	014°26'01"	168.03'	N89°02'45.5"W	167.58'	S81°49'45"E	N83°44'14"E
2	733.00'	013°30'18"	172.77'	S88°50'51.0"E	172.37'	S82°05'42"E	N84°24'00"E

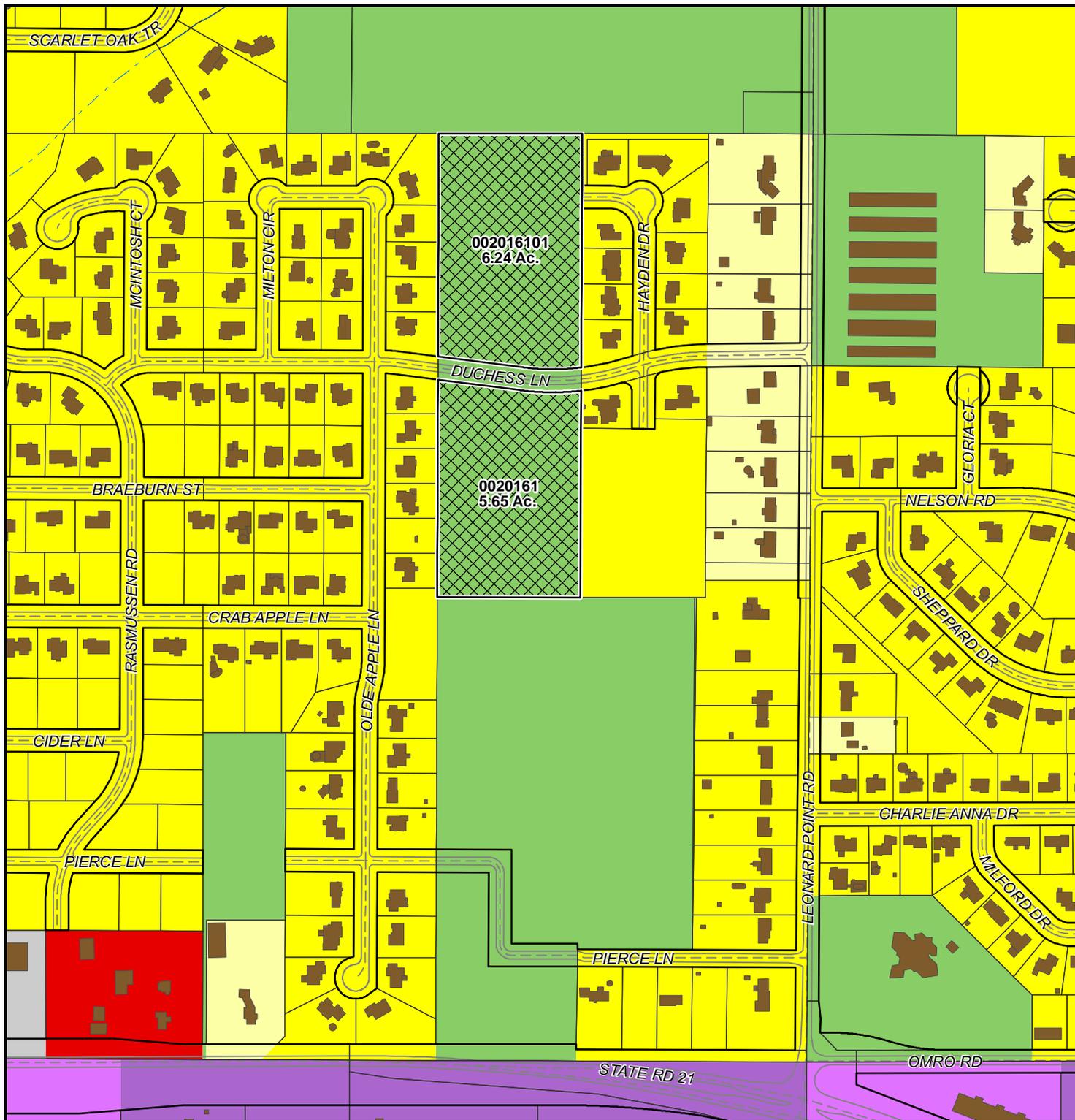
Martenson & Eisele, Inc.

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

Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-0551-004
FILE 0551004CSM SHEET 1 OF 3
This instrument was drafted by: DSL



Application #23-ZC-6380

Date of Hearing:

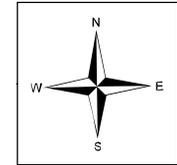
June 27, 2023

Owner(s):

KRATZ, STEPHEN C

Subject Parcel(s):

0020161 & 002016101



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

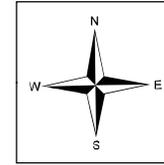
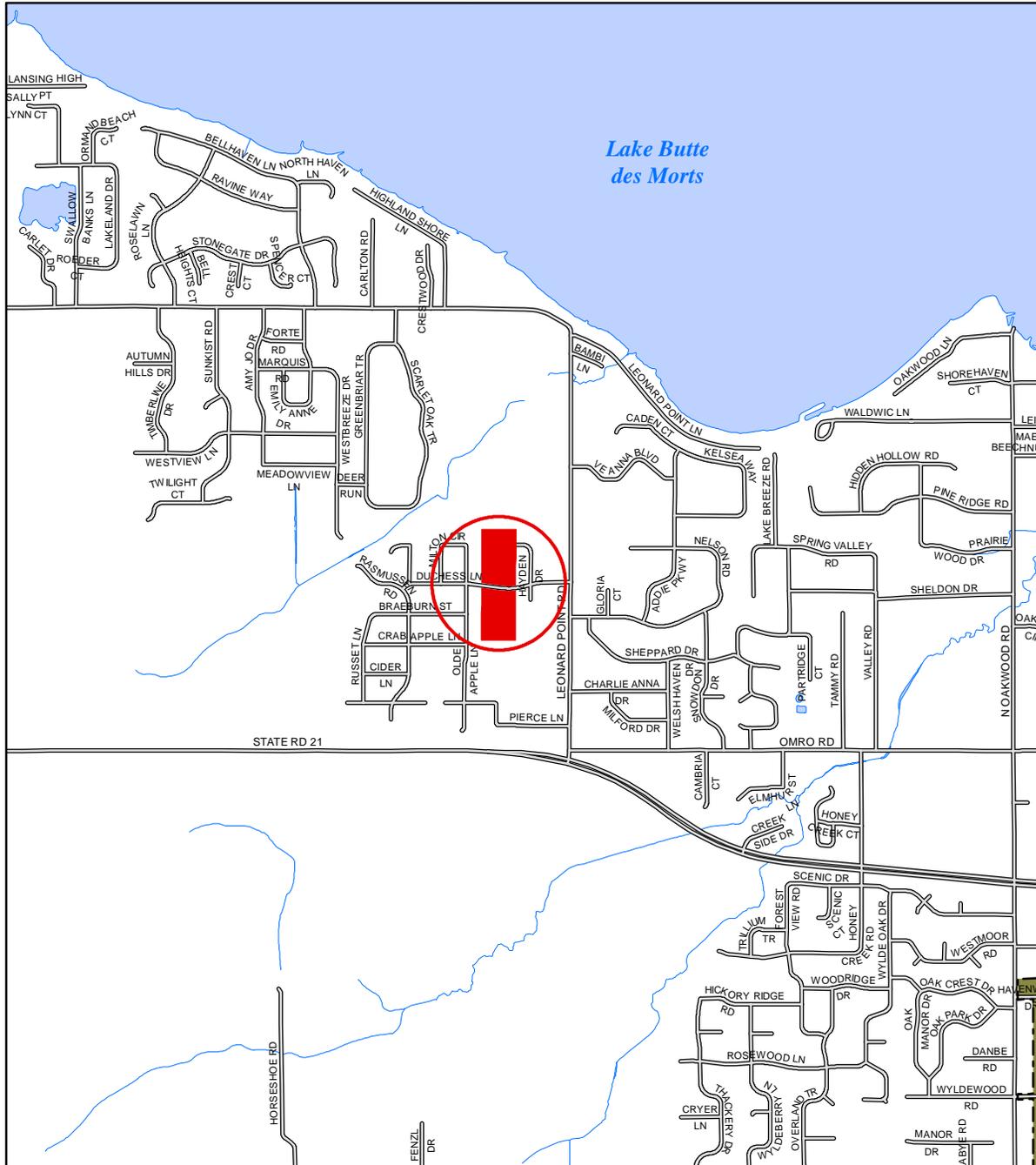
○ = SITE

Application #23-ZC-6380

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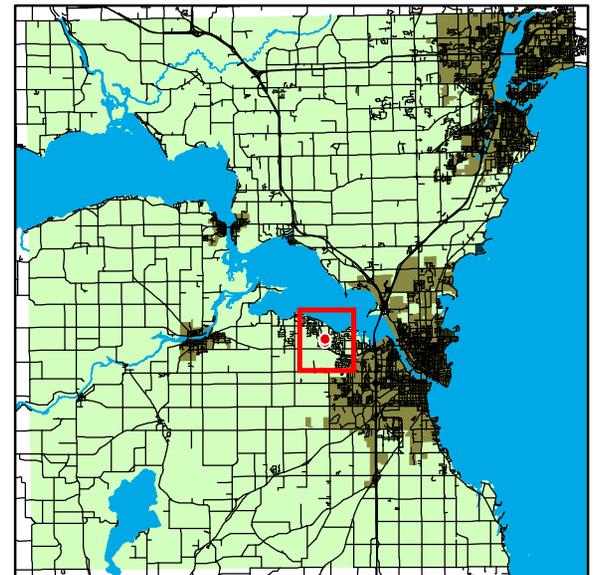
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Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

BRIAN P. O'ROURKE
Associate Planner



112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Winnebago County
Zoning Department

Zoningdepartment@winnebagocountywi.gov

The Wave of the Future

5/30/2023

TO: Winnebago County Property Owner

FM: Land Use Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Scholar Ridge Estates (Clayton)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on June 27th, 2023, at 6:30 P.M. in the 1st Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: Southwest of the intersection of County Rd II and Clayton Road.

Proposed Use of Property: Residential

Applicant: Clayton Development Group, LLC

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Associate Planner

Cc: McMahon Associates INC



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

200 0 200 400 ft

1 Inch = 400 Feet

W.I.N.G.S. Project Disclaimer
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Jun 02, 2023 @ 03:27 PM