

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
November 16, 2022

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 November 16, 2022 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.: 2022-ZC-6210

Applicant: LUKER REV TST, LEON & ANN

Agent: FRUEH, BILL FRUEH CONSULTING SERVICES LLC

Location of Premises: WEST OF 2712 NEKIMI AVE

Tax Parcel No.: 004-0124

Legal Description: Being part of Lot 2 of CSM-5076, located in the S 1/2 of the SW 1/4 of Section 13, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District).

INITIAL STAFF REPORT

Sanitation: n/a; Private System

Overlays: Shoreland, wetlands

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): The present use of the east 141 ft of lot 2, CSM 5076 is the extension of the present yard of residence at 2712 Nekimi Avenue.

Describe proposed use(s): No change in use - A CSM has been prepared extending the westerly lot line of the residence at 2712 Nekimi Avenue 141.00' westerly to facilitate the location of the current residential yard.

Describe the essential services for present and future use(s): None

Describe why the proposed use would be the highest and best use for the property: It is currently used for the proposed use.

Describe the proposed use(s) compatibility with surrounding land use(s): Extension westerly of current residential 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.

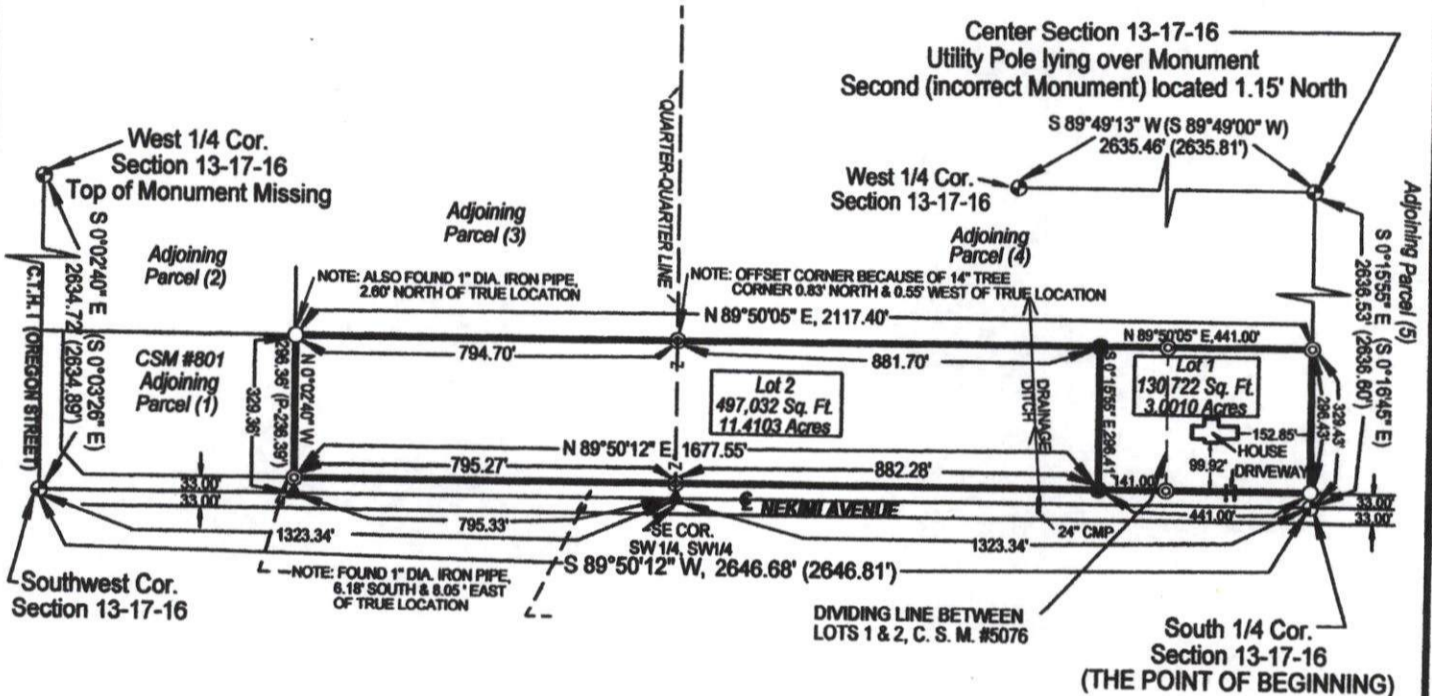
CERTIFIED SURVEY MAP NUMBER

BEING CERTIFIED SURVEY MAP NUMBER 5076, WHICH IS THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST 828.00 FEET THEREOF, OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

SURVEY DATED: SEPTEMBER 19, 2022

SURVEY FOR: LEON C. AND ANN M. LUKER REVOCABLE TRUST & CHRISTINE EVE LUKER KRAUSE
 PARCEL NUMBERS: 0040124 & 0040127
 DOCUMENTS NUMBERS: 1341726 & 1691218

PAGE 1 OF 4



LEGEND	
⊙	- BERNSTEIN MONUMENT, FOUND
●	- 3/4" REBAR, 18" LONG, WEIGHING 1.502 LBS./FT., SET
▲	- P.K. NAIL, FOUND
○	- 1" DIA. IRON PIPE, FOUND
⊙	- 3/4 REBAR, FOUND
()	- BEARING AND DISTANCE SHOWN ON COUNTY SECTION SUMMARY SHEETS



SCALE 1"=400'



ADJOINING PARCEL PROPERTY INFORMATION				
PARCEL NO.	OWNER	PARCEL NO.	DOC. NO.	PLAT OR UNPLATTED
1	Timothy & Christine Wonsor	004012401	1828547	CSM # 801
2	Dennis K. Klug	004012501	1723555	UNPLATTED
3	Black Wolf Acres, LLC	0040125	1860074	UNPLATTED
4	Black Wolf Acres, LLC	0040128	1860074	UNPLATTED
5	Sandra D. Zwicky	004013401	698267	UNPLATTED

FRUEH CONSULTING SERVICES, LLC
LAND SURVEYING
 1310 Fairview Street, Oshkosh Wisconsin 54901
 TELEPHONE (920) 235-0279

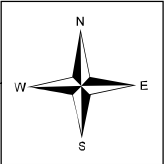


Application #22-ZC-6210

Date of Hearing:
 November 16, 2022

Owner(s):
 LUKER REV TST, LEON C /
 LUKER REV TST, ANN M

Subject Parcel(s):
 0040124(P)



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 #22-ZC-6210

Date of Hearing:

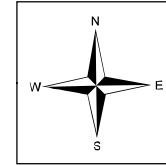
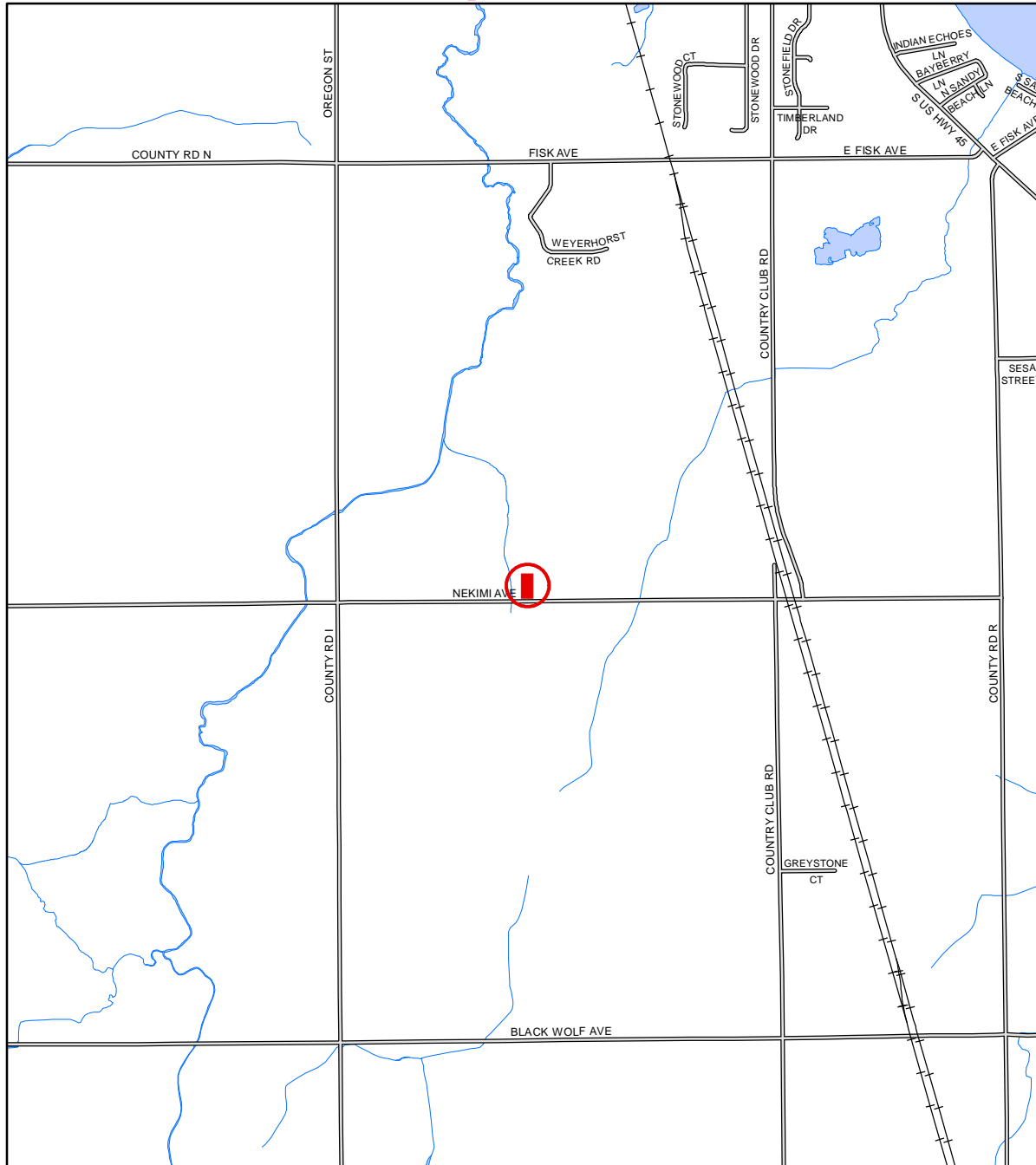
November 16, 2022

Owner(s):

LUKER REV TST, LEON C /
LUKER REV TST, ANN M

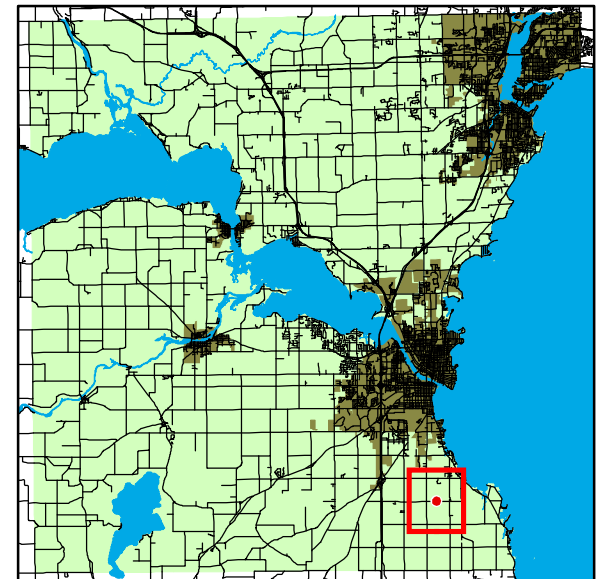
Subject Parcel(s):

0040124(P)



*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

PLANNING AND ZONING COMMITTEE

November 16, 2022

TO WHOM IT MAY CONCERN:

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6230

Applicant: WINNEBAGO CO. PLANNING & ZONING

Agent: O'ROURKE, BRIAN WINNEBAGO COUNTY ZONING DEPARTMENT

Location of Premises: MULTIPLE COUNTY-WIDE PARCELS

Tax Parcel No.: Various

Legal Description: Various

Explanation: Applicant is requesting a zoning map amendment to rezone parcels from A-1 to A-2.

INITIAL STAFF REPORT

Sanitation: NA

Overlays: NA

Current Zoning: A-1 Agribusiness

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: North: N/A; South: N/A; East: N/A; West: N/A;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): NA

Describe proposed use(s): Winnebago County is proposing to change multiple parcels from A-1 (Agribusiness) to A-2 (General Agriculture) with the property owner's permission. This proposed zoning change is in conjunction with the recently amended County Farmland Preservation Plan.

Describe the essential services for present and future use(s): NA

Describe why the proposed use would be the highest and best use for the property: NA

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

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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under Ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under Ch. 91, Wis. Stats., which is in effect at the time of the amendment.

PARCEL	TOWN	OWNER
0240520	Utica	KUMBIER, DARRIEL D, JR
0260360	Vinland	KUNDE REV TST, JOHN D
0260372	Vinland	KUNDE REV TST, JOHN D
0260383	Vinland	KUNDE REV TST, JOHN D
0260385	Vinland	KUNDE REV TST, JOHN D
0260386	Vinland	KUNDE REV TST, JOHN D
0260387	Vinland	KUNDE REV TST, JOHN D
0260388	Vinland	KUNDE REV TST, JOHN D
0260399	Vinland	KUNDE REV TST, JOHN D
0260400	Vinland	KUNDE REV TST, JOHN D
0260359	Vinland	KUNDE SURV TST, DONALD E
0260376	Vinland	KUNDE SURV TST, DONALD E
0260378	Vinland	KUNDE SURV TST, DONALD E
0260380	Vinland	KUNDE SURV TST, DONALD E
0260389	Vinland	KUNDE SURV TST, DONALD E
026039701	Vinland	KUNDE SURV TST, DONALD E
026040102	Vinland	KUNDE SURV TST, DONALD E
012052802	Nekimi	LANGENFELD, THOMAS G
0100124	Neenah	LEE, JOSEPH J
0120185	Nekimi	LEICHTFUSS, GEORGE R
0120186	Nekimi	LEICHTFUSS, GEORGE R
0120187	Nekimi	LEICHTFUSS, GEORGE R
0120188	Nekimi	LEICHTFUSS, GEORGE R
0120189	Nekimi	LEICHTFUSS, GEORGE R
012053101	Nekimi	LEICHTFUSS, LORI A
0060557	Clayton	LETTAU FAM REV TST
0060560	Clayton	LETTAU FAM TST
024052101	Utica	LLOYD, THOMAS H
0240523	Utica	LLOYD, THOMAS H
0240526	Utica	LLOYD, THOMAS H
0060242	Clayton	LUBINSKI, JUSTIN
006024602	Clayton	LUBINSKI, JUSTIN
0240493	Utica	LUND, GARY CARL
0060836	Clayton	MACE JT REV LIV TST, CALVIN K
0060837	Clayton	MACE JT REV LIV TST, CALVIN K
0060839	Clayton	MACE JT REV LIV TST, CALVIN K
0060841	Clayton	MACE JT REV LIV TST, CALVIN K
0240022	Utica	MAROHN FARMS INC
0240408	Utica	MAROHN, ALLAN
0240421	Utica	MAROHN, ALLAN
01205380102	Nekimi	MATULLE, JONATHON J
01205380101	Nekimi	MATULLE, JULIE A
010036701	Neenah	MCCORMICK, BRETT T

PARCEL	TOWN	OWNER
012028707	Nekimi	MESSERSCHMIDT, KEVIN C
0240737	Utica	MILLER, JEFFERY J
0240740	Utica	MILLER, JEFFERY J
0240735	Utica	MILLER, JEFFERY J
0240736	Utica	MILLER, JEFFERY J
0240739	Utica	MILLER, JEFFERY J
0120575	Nekimi	MILLER, WAYNE
012057501	Nekimi	MILLER, WAYNE
0120586	Nekimi	MILLER, WAYNE
0120588	Nekimi	MILLER, WAYNE
0120590	Nekimi	MILLER, WAYNE
0100125	Neenah	MUTTART REV TST, NATHAN L
0100128	Neenah	MUTTART REV TST, NATHAN L
010035001	Neenah	NEENAH JOINT SCHOOL DISTRICT
0120290	Nekimi	NEUBAUER LIV TST
0060101	Clayton	NIKODEM, MARTIN J
0060102	Clayton	NIKODEM, MARTIN J
0100346	Neenah	NORTHEAST WISCONSIN LAND TRUST INC
0100347	Neenah	NORTHEAST WISCONSIN LAND TRUST INC
0100349	Neenah	NORTHEAST WISCONSIN LAND TRUST INC
010034901	Neenah	NORTHEAST WISCONSIN LAND TRUST INC
0100351	Neenah	NORTHEAST WISCONSIN LAND TRUST INC
0060843	Clayton	OAKHEART FARM LLC
0060844	Clayton	OAKHEART FARM LLC
0060845	Clayton	OAKHEART FARM LLC
0060847	Clayton	OAKHEART FARM LLC
0280366	Winchester	OLSON, CARL W
0120316	Nekimi	OSHKOSH REALTY CORP
0120582	Nekimi	OWENS FARM PROPERTIES LLC
01205840301	Nekimi	OWENS FARM PROPERTIES LLC
0120585	Nekimi	OWENS FARM PROPERTIES LLC
0240665	Utica	PAGE, CHRISTIAN P
0240666	Utica	PAGE, CHRISTIAN P
0240667	Utica	PAGE, CHRISTIAN P
0240668	Utica	PAGE, CHRISTIAN P
0240651	Utica	PAGE, GARY M
0240680	Utica	PAGE, GARY M
0280730	Winchester	PETERSON GRAIN FARMS LLC
028073401	Winchester	PETERSON GRAIN FARMS LLC
0280735	Winchester	PETERSON GRAIN FARMS LLC
0280780	Winchester	PETERSON GRAIN FARMS LLC
028089401	Winchester	PETERSON GRAIN FARMS LLC
0060139	Clayton	POSSELT, JEFFREY R

PARCEL	TOWN	OWNER
0060179	Clayton	POSSELT, JEFFREY R
0060180	Clayton	POSSELT, JEFFREY R
0060183	Clayton	POSSELT, JEFFREY R
0060193	Clayton	POSSELT, JEFFREY R
006020901	Clayton	POSSELT, JEFFREY R
006020902	Clayton	POSSELT, JEFFREY R
0060212	Clayton	POSSELT, JEFFREY R
0060214	Clayton	POSSELT, JEFFREY R
006021501	Clayton	POSSELT, JEFFREY R
0060222	Clayton	POSSELT, JEFFREY R
0060223	Clayton	POSSELT, JEFFREY R
0060224	Clayton	POSSELT, JEFFREY R
01203970601	Nekimi	POTRATZ FARMS INC, JAMES
0120102	Nekimi	POTRATZ, GAYLE N
012039704	Nekimi	POTRATZ, JAMES E
0120398	Nekimi	POTRATZ, JAMES E
012039902	Nekimi	POTRATZ, JAMES E
0120402	Nekimi	POTRATZ, JAMES E
012040302	Nekimi	POTRATZ, JAMES E
0120456	Nekimi	POTRATZ, JAMES E
0120457	Nekimi	POTRATZ, JAMES E
0280520	Winchester	PRISCAL, AMIE E
012010201	Nekimi	RADLOFF IRREV TST, WESLEY A
0120124	Nekimi	RADLOFF IRREV TST, WESLEY A
0120125	Nekimi	RADLOFF IRREV TST, WESLEY A
0120126	Nekimi	RADLOFF IRREV TST, WESLEY A
0120103	Nekimi	RADLOFF, DENNIS
0120104	Nekimi	RADLOFF, DENNIS
0120105	Nekimi	RADLOFF, DENNIS
0120106	Nekimi	RADLOFF, DENNIS
0120107	Nekimi	RADLOFF, DENNIS
0120109	Nekimi	RADLOFF, DENNIS
0120112	Nekimi	RADLOFF, DENNIS
012011305	Nekimi	RADLOFF, DENNIS
0120114	Nekimi	RADLOFF, DENNIS
0120108	Nekimi	RADLOFF, KEVIN W
0120110	Nekimi	RADLOFF, KEVIN W
012011001	Nekimi	RADLOFF, KEVIN W
0120507	Nekimi	RICKERT BROS LLC
012052706	Nekimi	RICKERT BROS LLC
012052801	Nekimi	RICKERT BROS LLC
012053002	Nekimi	RICKERT BROS LLC
012053004	Nekimi	RICKERT BROS LLC

PARCEL	TOWN	OWNER
012052703	Nekimi	RICKERT, AARON
012052704	Nekimi	RICKERT, AARON
032023501	Wolf River	RIECKMANN, DAN
012022202	Nekimi	ROEMING, MARK W
028093901	Winchester	ROMBERG, PETER W
0280940	Winchester	ROMBERG, PETER W
0280945	Winchester	ROMBERG, PETER W
0280946	Winchester	ROMBERG, PETER W
0280947	Winchester	ROMBERG, PETER W
0280948	Winchester	ROMBERG, PETER W
0280949	Winchester	ROMBERG, PETER W
028094501	Winchester	ROMBERG, ROBERT D
0120083	Nekimi	ROUTE 44 LLC
0120084	Nekimi	ROUTE 44 LLC
012008502	Nekimi	ROUTE 44 LLC
0120086	Nekimi	ROUTE 44 LLC
0060443	Clayton	RUBBERT, KRISTINE M
0060445	Clayton	RUBBERT, KRISTINE M
0060269	Clayton	RUBBERT, RICK D
006044002	Clayton	RUBBERT, RICK D
0060441	Clayton	RUBBERT, RICK D
0060454	Clayton	RUBBERT, RICK D
0060455	Clayton	RUBBERT, RICK D
0060456	Clayton	RUBBERT, RICK D
0060547	Clayton	SALM LIV TST, KEITH J
006054701	Clayton	SALM LIV TST, KEITH J
0060549	Clayton	SALM LIV TST, KEITH J
0060555	Clayton	SALM LIV TST, KEITH J
0060720	Clayton	SALM LIV TST, KEITH J
0060721	Clayton	SALM LIV TST, KEITH J
0060724	Clayton	SALM LIV TST, KEITH J
0060725	Clayton	SALM LIV TST, KEITH J
0060731	Clayton	SALM LIV TST, KEITH J
0060732	Clayton	SALM LIV TST, KEITH J
0060765	Clayton	SALM LIV TST, KEITH J
0060767	Clayton	SALM LIV TST, KEITH J
0260204	Vinland	SCHNEIDER, GARY D
0260205	Vinland	SCHNEIDER, GARY D
010016903	Neenah	SCHROEDER, MITCH
0120061	Nekimi	SCJ ACRES LLC
012006301	Nekimi	SCJ ACRES LLC
0120066	Nekimi	SCJ ACRES LLC
006024601	Clayton	SCUGLIK, EDWARD J

PARCEL	TOWN	OWNER
0060054	Clayton	SEELow, DANIEL P
0060058	Clayton	SEELow, DANIEL P
0060062	Clayton	SEELow, DANIEL P
0240586	Utica	SINA REV TST, DAVID P
0240589	Utica	SINA REV TST, DAVID P
010017213	Neenah	SKOWRONSKI, DEBORAH N
032067806	Wolf River	SMITH, ERIC L
0060137	Clayton	SOO LINE RR
0060141	Clayton	SOO LINE RR
0060152	Clayton	SOO LINE RR
0060154	Clayton	SOO LINE RR
0060158	Clayton	SOO LINE RR
0060425	Clayton	SOO LINE RR
010017801	Neenah	SOUTH FARM RENTALS LLC
0120570	Nekimi	SPIERING REV LIV TST, DAVID F
0120571	Nekimi	SPIERING REV LIV TST, DAVID F
012059701	Nekimi	SPIERING REV LIV TST, DAVID F
0060373	Clayton	STACKER, LYNN E
0060374	Clayton	STACKER, LYNN E
0060376	Clayton	STACKER, LYNN E
0060380	Clayton	STACKER, LYNN E
0120219	Nekimi	STAEHLE REV TST, DEAN E
026023301	Vinland	STARR, BRAD E
0260234	Vinland	STARR, BRAD E
0280579	Winchester	SUTTER, JOHN M
0280379	Winchester	SYRING, JEFFREY M
0120632	Nekimi	THISTLE DAIRY LLC
0120633	Nekimi	THISTLE DAIRY LLC
012063401	Nekimi	THISTLE DAIRY LLC
0120641	Nekimi	THISTLE DAIRY LLC
0120643	Nekimi	THISTLE DAIRY LLC
012064703	Nekimi	THISTLE DAIRY LLC
0120648	Nekimi	THISTLE DAIRY LLC
0120649	Nekimi	THISTLE DAIRY LLC
0120650	Nekimi	THISTLE DAIRY LLC
012065001	Nekimi	THISTLE DAIRY LLC
01206530101	Nekimi	THISTLE DAIRY LLC
0240036	Utica	THORSON, HEATHER A
012008803	Nekimi	THUMS, LOUISE
0100043	Neenah	TIL THE COWS COME HOME LLC
0100174	Neenah	TIL THE COWS COME HOME LLC
0100176	Neenah	TIL THE COWS COME HOME LLC
0260233	Vinland	TOMAHAWK LAND COMPANY

PARCEL	TOWN	OWNER
0260235	Vinland	TOMAHAWK LAND COMPANY
032042303	Wolf River	UTECHT, CAROL A
0320656	Wolf River	UTECHT, CAROL A
0320657	Wolf River	UTECHT, CAROL A
032066901	Wolf River	UTECHT, CAROL A
0320670	Wolf River	UTECHT, CAROL A
032067002	Wolf River	UTECHT, CAROL A
0280778	Winchester	UVAAS TST, DAVID K
0320243	Wolf River	VAN RYZIN, ALLAN
006083402	Clayton	VANDEN HEUVEL, PETER J
012029001	Nekimi	VANDENBERG, RYAN
0100367	Neenah	VANS REALTY & CONSTRUCTION /
0060178	Clayton	VOSS, DANIEL M
006017802	Clayton	VOSS, DANIEL M
0060181	Clayton	VOSS, DANIEL M
0100170	Neenah	WEISS, DAVID M
0100171	Neenah	WEISS, DAVID M
0060583	Clayton	WENGER, TERRI
0320331	Wolf River	WERTSCH BROS
0320332	Wolf River	WERTSCH BROS
0120572	Nekimi	WESTPHAL, BRIAN L
0120574	Nekimi	WESTPHAL, BRIAN L
0120577	Nekimi	WESTPHAL, BRIAN L
012058002	Nekimi	WESTPHAL, BRIAN L
0060427	Clayton	WEYLAND, DAVID J
0060431	Clayton	WEYLAND, DAVID J
0060432	Clayton	WEYLAND, DAVID J
0060447	Clayton	WEYLAND, DAVID J
0060448	Clayton	WEYLAND, DAVID J
0060449	Clayton	WEYLAND, DAVID J
0060450	Clayton	WEYLAND, DAVID J
0060535	Clayton	WEYLAND, DAVID J
0280226	Winchester	WIECKERT SURV TST, BETTY JM
0320231	Wolf River	WIEDMEYER, ANDREW
0320233	Wolf River	WIEDMEYER, ANDREW
032023502	Wolf River	WIEDMEYER, ANDREW
0320237	Wolf River	WIEDMEYER, ANDREW
0320238	Wolf River	WIEDMEYER, ANDREW
032023901	Wolf River	WIEDMEYER, ANDREW
0260238	Vinland	WIESNER REV LIV TST, KENNEY A
026032102	Vinland	WIESNER REV LIV TST, KENNEY A
0260322	Vinland	WIESNER REV LIV TST, KENNEY A
026023702	Vinland	WIESNER REV LIV TST, KENNEY A

PARCEL	TOWN	OWNER
026032101	Vinland	WIESNER, JACOB C
0260487	Vinland	WILDE FARMS INC
0260489	Vinland	WILDE FARMS INC
0120581	Nekimi	WILKINS, RICHARD A
006082307	Clayton	WILLIAMSEN, ROBERT J
006082308	Clayton	WILLIAMSEN, ROBERT J
0060133	Clayton	WIS CENTRAL RR
0280633	Winchester	WOJAHN, HOWARD J
028079403	Winchester	WORM, ANDREW
028079402	Winchester	WORM, KELLY J
0120291	Nekimi	YODER SONS INC, PERRY
0120292	Nekimi	YODER SONS INC, PERRY
0120294	Nekimi	YODER SONS INC, PERRY
0120295	Nekimi	YODER SONS INC, PERRY
012034603	Nekimi	YODER SONS INC, PERRY
012034604	Nekimi	YODER SONS INC, PERRY
0240754	Utica	ZAHN, GARY W
0280276	Winchester	ZILLGES, TIMOTHY
0060126	CLAYTON	STATE OF WISCONSIN
0060128	CLAYTON	STATE OF WISCONSIN
0060142	CLAYTON	STATE OF WISCONSIN
0060143	CLAYTON	STATE OF WISCONSIN
0060145	CLAYTON	STATE OF WISCONSIN
006014501	CLAYTON	STATE OF WISCONSIN
0060147	CLAYTON	STATE OF WISCONSIN
0060148	CLAYTON	STATE OF WISCONSIN
006014801	CLAYTON	STATE OF WISCONSIN
0060163	CLAYTON	STATE OF WISCONSIN
0060170	CLAYTON	STATE OF WISCONSIN
0060201	CLAYTON	STATE OF WISCONSIN
0060252	CLAYTON	STATE OF WISCONSIN
0060255	CLAYTON	STATE OF WISCONSIN
0280011	WINCHESTER	STATE OF WISCONSIN
028006201	WINCHESTER	STATE OF WISCONSIN
0280088	WINCHESTER	STATE OF WISCONSIN
0280198	WINCHESTER	STATE OF WISCONSIN
0280199	WINCHESTER	STATE OF WISCONSIN
0280234	WINCHESTER	STATE OF WISCONSIN
0280239	WINCHESTER	STATE OF WISCONSIN
0280241	WINCHESTER	STATE OF WISCONSIN
0280248	WINCHESTER	STATE OF WISCONSIN
0280256	WINCHESTER	STATE OF WISCONSIN
0280271	WINCHESTER	STATE OF WISCONSIN

PARCEL	TOWN	OWNER
0280291	WINCHESTER	STATE OF WISCONSIN
0280293	WINCHESTER	STATE OF WISCONSIN
0280470	WINCHESTER	STATE OF WISCONSIN
032003001	WOLF RIVER	STATE OF WISCONSIN
0320038	WOLF RIVER	STATE OF WISCONSIN
0320044	WOLF RIVER	STATE OF WISCONSIN
0320202	WOLF RIVER	STATE OF WISCONSIN
0320236	WOLF RIVER	STATE OF WISCONSIN
0320324	WOLF RIVER	STATE OF WISCONSIN
0320327	WOLF RIVER	STATE OF WISCONSIN
0320337	WOLF RIVER	STATE OF WISCONSIN
0320338	WOLF RIVER	STATE OF WISCONSIN
0320443	WOLF RIVER	STATE OF WISCONSIN
0320465	WOLF RIVER	STATE OF WISCONSIN
0320466	WOLF RIVER	STATE OF WISCONSIN
0320468	WOLF RIVER	STATE OF WISCONSIN
0320469	WOLF RIVER	STATE OF WISCONSIN
0320470	WOLF RIVER	STATE OF WISCONSIN
0320472	WOLF RIVER	STATE OF WISCONSIN
0320481	WOLF RIVER	STATE OF WISCONSIN
0060080	CLAYTON	STATE OF WISCONSIN
0060098	CLAYTON	STATE OF WISCONSIN
0060099	CLAYTON	STATE OF WISCONSIN
0060100	CLAYTON	STATE OF WISCONSIN
0060103	CLAYTON	STATE OF WISCONSIN
0060104	CLAYTON	STATE OF WISCONSIN
0060108	CLAYTON	STATE OF WISCONSIN
0060109	CLAYTON	STATE OF WISCONSIN
0060110	CLAYTON	STATE OF WISCONSIN
0060111	CLAYTON	STATE OF WISCONSIN
0060124	CLAYTON	STATE OF WISCONSIN
0060127	CLAYTON	STATE OF WISCONSIN
006013001	CLAYTON	STATE OF WISCONSIN
0060136	CLAYTON	STATE OF WISCONSIN
006013601	CLAYTON	STATE OF WISCONSIN
0060144	CLAYTON	STATE OF WISCONSIN
0060146	CLAYTON	STATE OF WISCONSIN
0060149	CLAYTON	STATE OF WISCONSIN
0060153	CLAYTON	STATE OF WISCONSIN
0060155	CLAYTON	STATE OF WISCONSIN
0060159	CLAYTON	STATE OF WISCONSIN
0060160	CLAYTON	STATE OF WISCONSIN
0060161	CLAYTON	STATE OF WISCONSIN

PARCEL	TOWN	OWNER
0060162	CLAYTON	STATE OF WISCONSIN
0060169	CLAYTON	STATE OF WISCONSIN
0060175	CLAYTON	STATE OF WISCONSIN
0060184	CLAYTON	STATE OF WISCONSIN
0060200	CLAYTON	STATE OF WISCONSIN
006024001	CLAYTON	STATE OF WISCONSIN
0060241	CLAYTON	STATE OF WISCONSIN
0060247	CLAYTON	STATE OF WISCONSIN
0060248	CLAYTON	STATE OF WISCONSIN
0060249	CLAYTON	STATE OF WISCONSIN
0060256	CLAYTON	STATE OF WISCONSIN
0060259	CLAYTON	STATE OF WISCONSIN
0280235	WINCHESTER	STATE OF WISCONSIN
0280238	WINCHESTER	STATE OF WISCONSIN
0280286	WINCHESTER	STATE OF WISCONSIN
0280287	WINCHESTER	STATE OF WISCONSIN
028028802	WINCHESTER	STATE OF WISCONSIN
0280290	WINCHESTER	STATE OF WISCONSIN
0280292	WINCHESTER	STATE OF WISCONSIN
0280316	WINCHESTER	STATE OF WISCONSIN
0280473	WINCHESTER	STATE OF WISCONSIN
0280474	WINCHESTER	STATE OF WISCONSIN
0280478	WINCHESTER	STATE OF WISCONSIN
0280001	WINCHESTER	STATE OF WISCONSIN
0280002	WINCHESTER	STATE OF WISCONSIN
0280003	WINCHESTER	STATE OF WISCONSIN
0280004	WINCHESTER	STATE OF WISCONSIN
0280010	WINCHESTER	STATE OF WISCONSIN
0280012	WINCHESTER	STATE OF WISCONSIN
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0280072	WINCHESTER	STATE OF WISCONSIN
0280080	WINCHESTER	STATE OF WISCONSIN
0280093	WINCHESTER	STATE OF WISCONSIN
0280102	WINCHESTER	STATE OF WISCONSIN
028010301	WINCHESTER	STATE OF WISCONSIN
0320032	WOLF RIVER	STATE OF WISCONSIN
0320035	WOLF RIVER	STATE OF WISCONSIN
0320036	WOLF RIVER	STATE OF WISCONSIN
0320037	WOLF RIVER	STATE OF WISCONSIN
0320039	WOLF RIVER	STATE OF WISCONSIN

PARCEL	TOWN	OWNER
0260362	VINLAND	WINNEBAGO COUNTY

PARCEL	TOWN	OWNER

PARCEL	TOWN	OWNER

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

FILE NO. 22-SE-01

NOTICE OF MEETING PLANNING & ZONING COMMITTEE

11/16/22

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of POYGAN. The full application can be viewed at the Winnebago County Planning and Zoning Department.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, DECEMBER 02, 2022, at 7:30 AM in the 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 SPECIAL EXCEPTION REQUEST

Owner(s) of Property: DELMARCELLE, STEVE & WANG, JENNIFER

Location of Premises Affected: EAST OF 9691 WELSCH RD

Tax Parcel Number: 020-0671

Legal Description: Being all of Lot 8 of Welsch's Lake Poygan Plat, located in the NW 1/4 of the NW 1/4 of Section 19, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation: The owner/application is requesting a special exception to CONSTRUCT A GARAGE ON A VACANT LOT ADJOINING A LOT WITH A PRINCIPAL STRUCTURE.

DESCRIPTION	CODE REFERENCE
BUILD A 24X36' GARAGE ON VACANT LOT	CHAP 23, ARTICLE 8, SECTION 23.8-45(B) "EXEMPTION FOR A VACANT LOT ADJOINING ANOTHER LOT IN THE SAME OWNERSHIP" OF THE WINNEBAGO COUNTY TOWN/COUNTY ZONING CODE.

Property Owner(s): Steve DelMarcelle & Jennifer Wang

Parcel Number: 020-0670

Special Exception #: 22-SE-001

SPECIAL EXCEPTION
INITIAL STAFF REPORT

OVERLAYS:

Shoreland: YES

Floodplain: NO

SWDD: NO

Wetlands: NO

Microwave: NO

Wittman Airport: NO

Outagamie Airport: NO

County Highway Access: NO

SURROUNDING ZONING:

North: R-2

South: B-2

East: R-2

West: R-2

SECTION REFERENCE OF REGULATION: Chapter 23, Article 8, Section 23.8-45(b) "Exemption for a vacant lot adjoining another lot in the same ownership" of the Winnebago County Town/County Zoning Code.

ORDINANCE PROVISION: The Zoning Code allows the establishment of an accessory use on a vacant lot; which adjoins a lot under the same ownership; supporting a principal use.

EXPLANATION: Applicant is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) 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.



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



For office use only

Receipt # _____
 Application #: 22-SE-6220

SPECIAL EXCEPTION APPLICATION

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

Fee: \$0.00
Payable to: Winnebago County

A. PROPERTY OWNER:

A-1 NAME: Steve DelMarcelle & Jennifer Wang

Mailing Address: 9691 Welsch Rd
Winneconne WI 54986

Phone: 920-379-0050 E-mail: Steve.delmarcelle@gmail.com

Permission is hereby granted for appropriate County Staff to enter upon the property for the purpose of conducting inspections. Said permission is to remain in effect until the conclusion of the application and is binding upon all heirs and assigns.

Property Owner's Signature Steve DelMarcelle Jennifer Wang Date Sept 22-2022

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 #: 0670

B-2 Location of affected property: East of 9691 Welsch Rd

B-3 Current Zoning: _____ Proposed Zoning (if applicable): _____

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 Current Use: Vacant lot

Use (Proposed): Lot with a garage



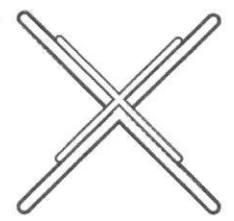
Site Map

Legend

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



1 Inch = 40 Feet



W.I.N.G.S. Project Disclaimer
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Sep 13, 2022 @ 12:59 PM

Application #22-SE-001

Date of Hearing:

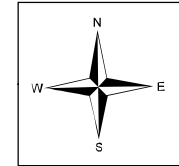
November 16, 2022

Owner(s):

DEL MARCELLE, STEVE J /
WANG, JENNIFER L

Subject Parcel(s):

0200670



Winnebago County
WINGS Project

Scale

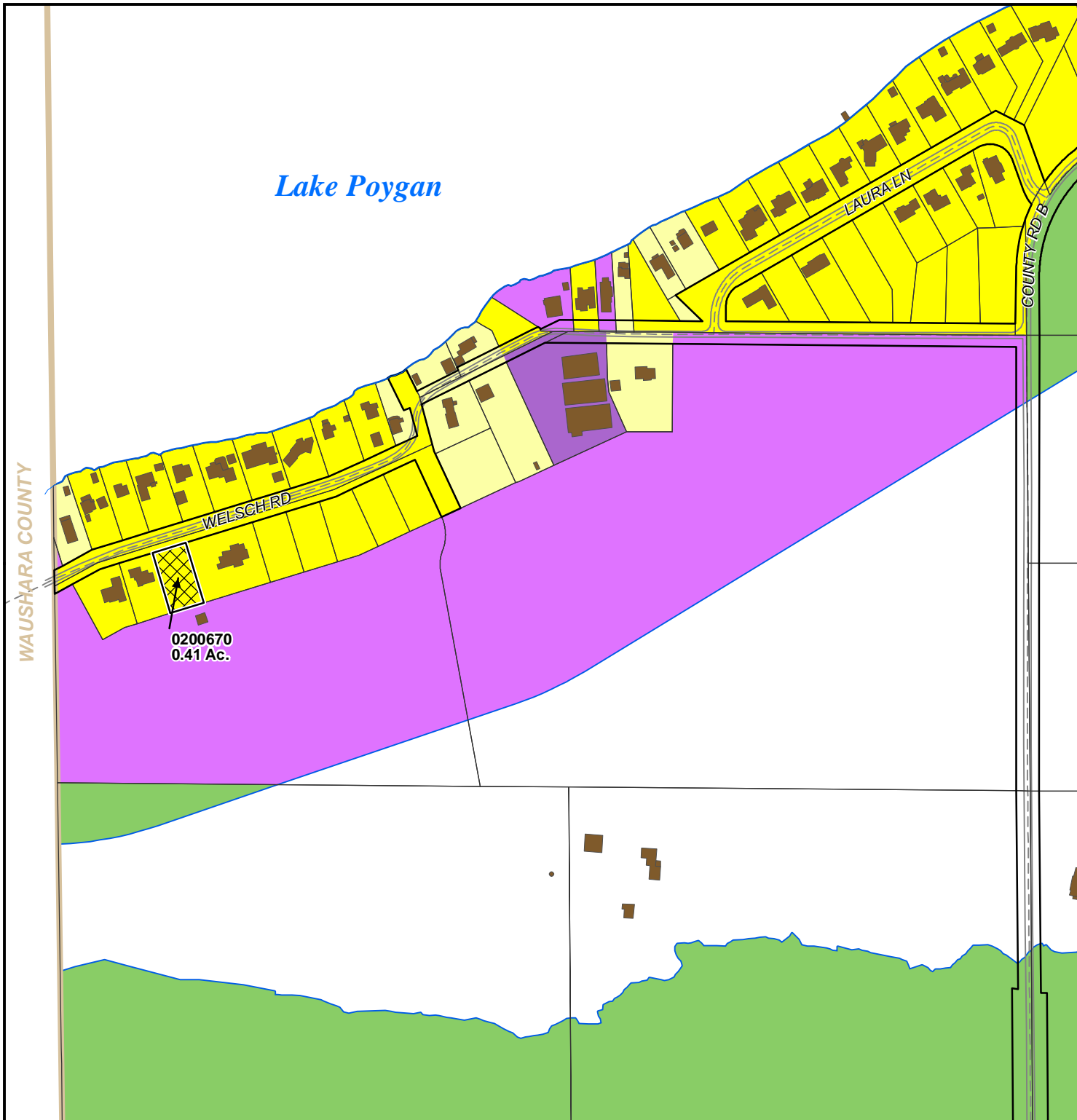
1 inch : 400 feet

County Zoning Districts

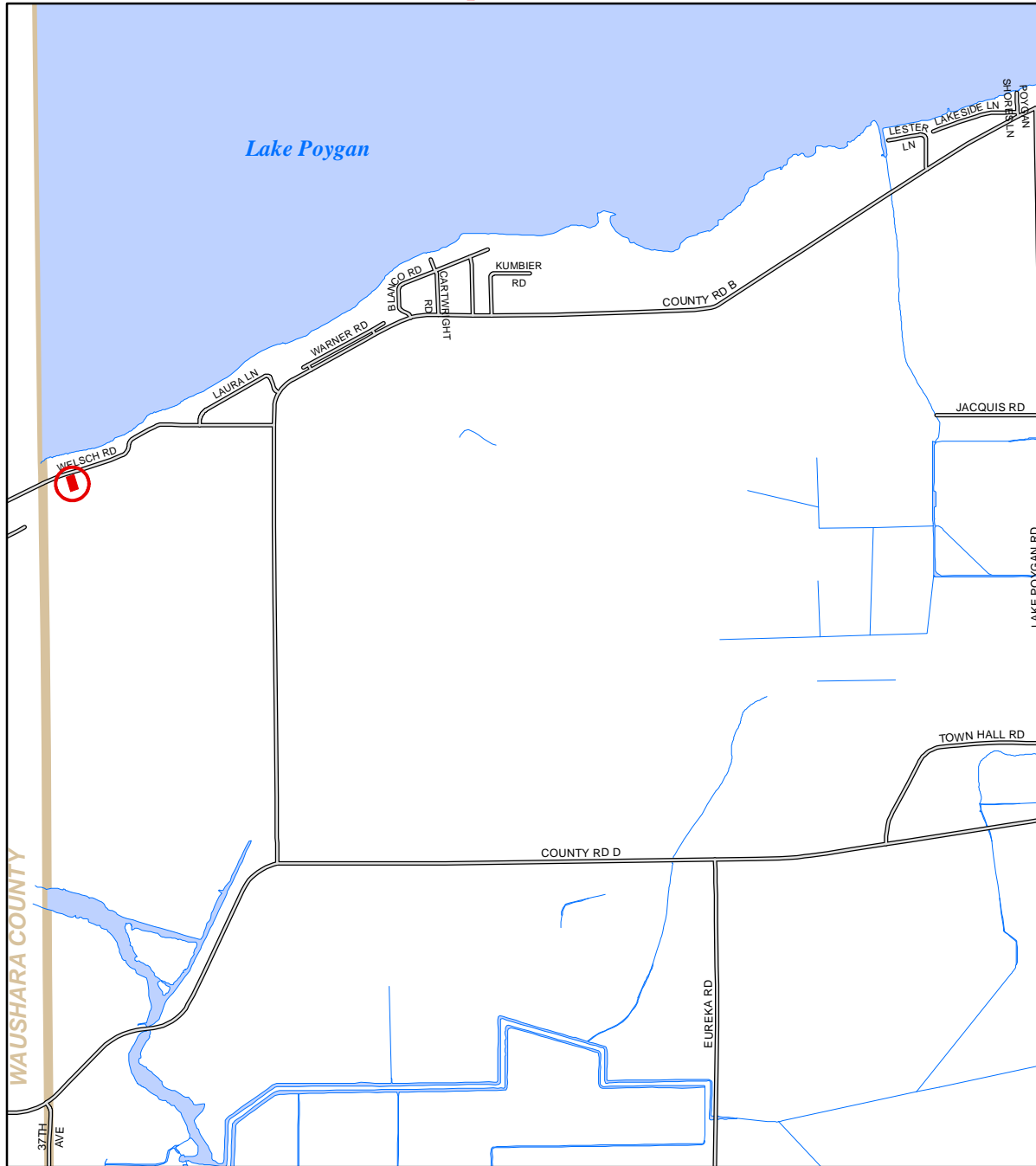
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

Application #22-SE-001

Date of Hearing:

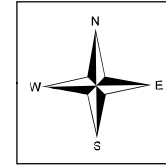
November 16, 2022

Owner(s):

DEL MARCELLE, STEVE J /
WANG, JENNIFER L

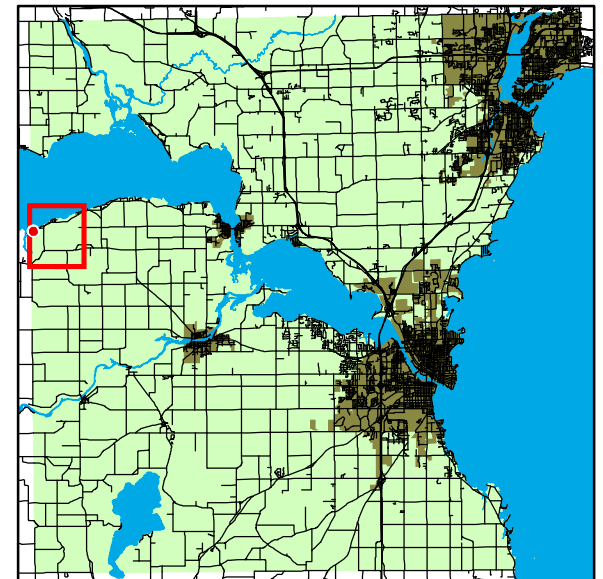
Subject Parcel(s):

0200670



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY