

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

5/31/2016

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 5/31/2016 at 6:30 p.m. in Conference Room 408 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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.:

2016-ZC-3560

Applicant:

C & C NELSON PROPERTIES LLC

Agent:

None

Location of Premises:

South of 2236 Clairville Rd
OSHKOSH, WI 54904

Tax Parcel No.:

012-008602

Legal Description:

Being a part of the NW 1/4 of the SW 1/4, Section 5, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to I-2 (Heavy Industrial District).

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland

Current Zoning:
I-1 Light Industrial

Proposed Zoning:
I-2 Heavy Industrial

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Vacant

Describe Proposed Use(s):
Employee parking, storage of equipment, possible future expansion for similar operations presently being conducted on Lot 1 (parcel #012-0087).

Describe The Essential Services For Present And Future Uses:
None for the present. Future to be determined.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Business is increasing and expansion is required.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
It's compatible with uses presently being performed on Lot 1 (parcel number 012-0087).

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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:

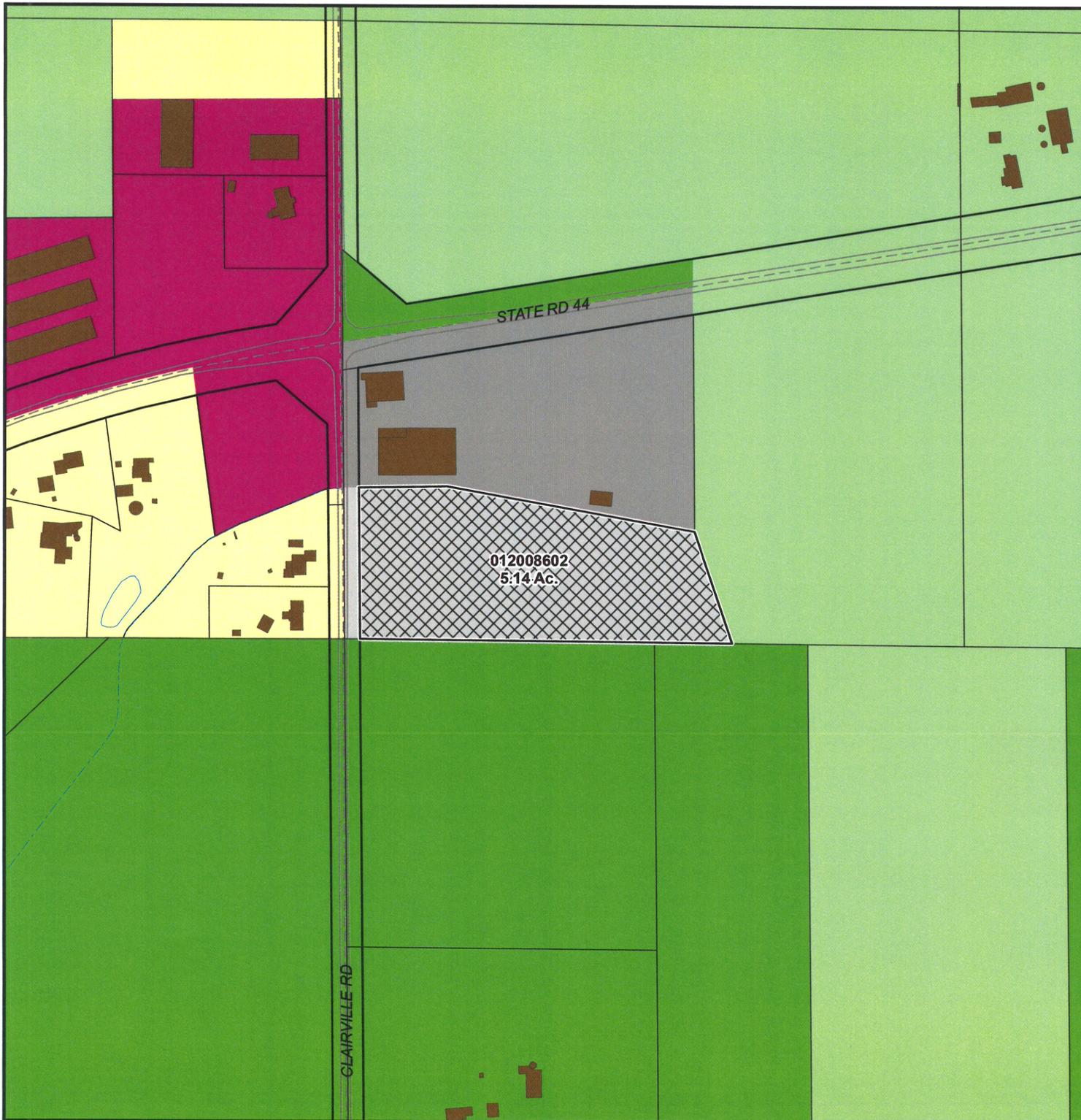
- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, 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.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

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- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.



Application #16-ZC-3560

Date of Hearing:

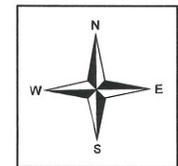
May 31, 2016

Owner(s):

C&C Nelson Properties LLC

Subject Parcel(s):

012008602



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

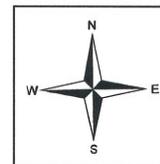
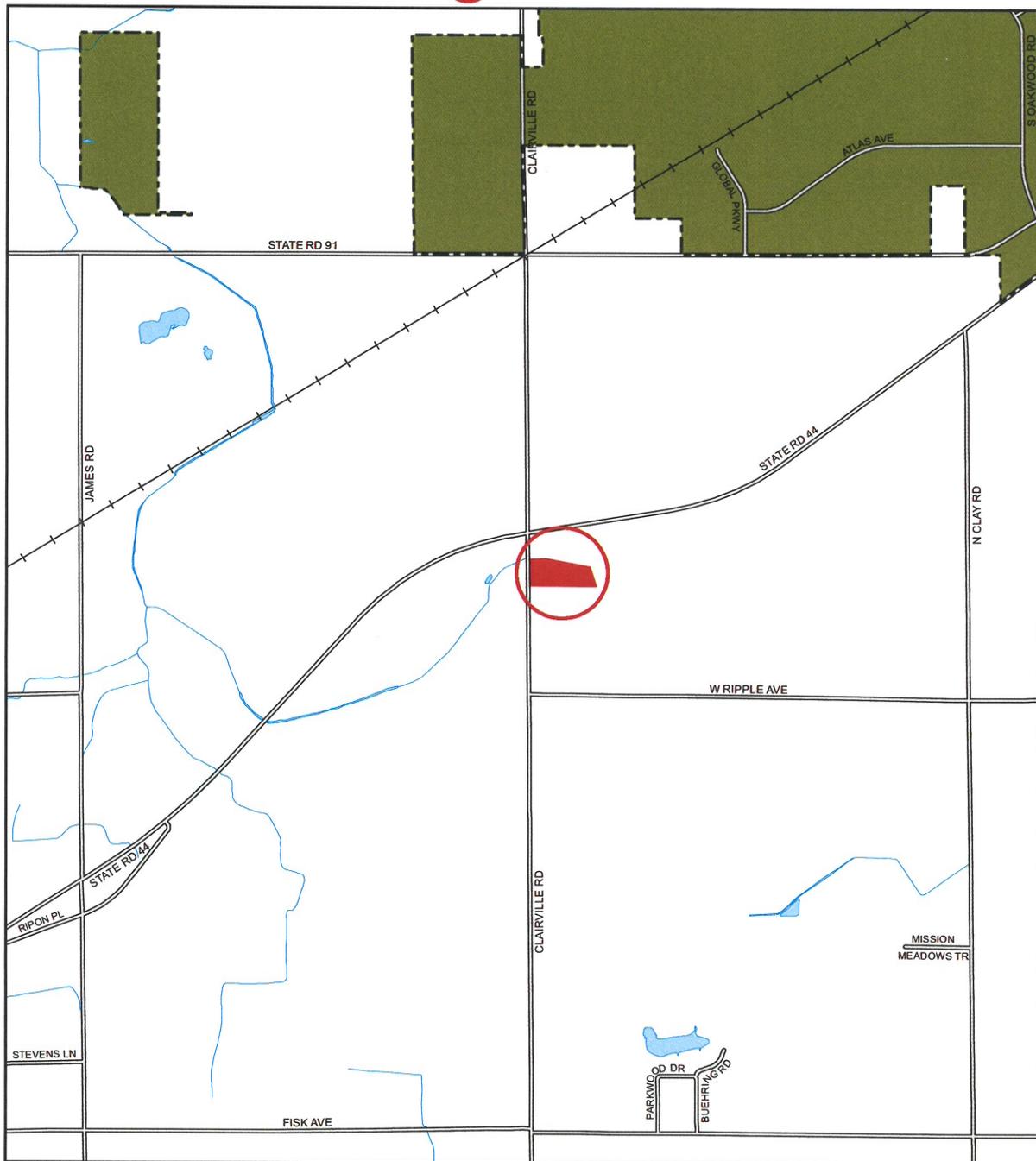
○ = SITE

Application #16-ZC-3560

Date of Hearing:
May 31, 2016

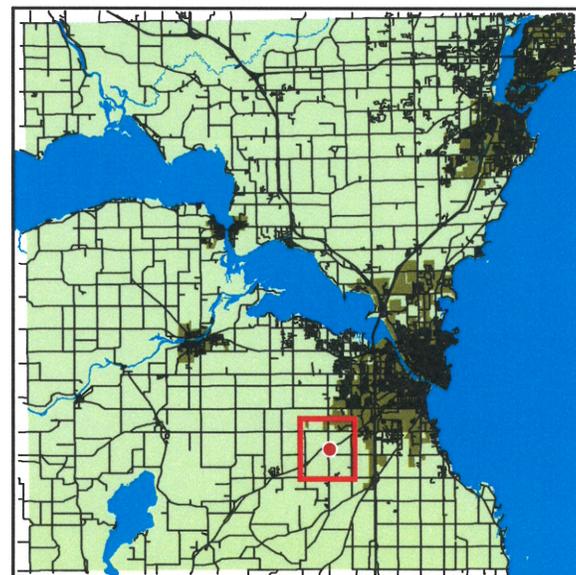
Owner(s):
C&C Nelson Properties LLC

Subject Parcel(s):
012008602



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

1 inch : 2,000 feet

Property Owner: Michael Schraa
 Agent: Jim Kubasta (Kuba Design Builders)
 Parcel Number: 016-0783-01
 Rural Accessory Building Determination #: 16-RABD-01

RURAL ACCESSORY BUILDING DETERMINATION
 INITIAL STAFF REPORT

OVERLAYS:

| | | | | | |
|-----------|-------------|------------|----|-------------------|----|
| Shoreland | Not at site | Floodplain | No | SWDD | No |
| Wetlands | No | Microwave | No | Wittman Airport | No |
| | | | | Outagamie Airport | No |

SURROUNDING ZONING:

| | |
|--------------|-----|
| North | A-2 |
| South | A-2 |
| East | A-2 |
| West | A-2 |

SECTION REFERENCE OF REGULATION: Chapter 23, Article 7, Division 17 of the Winnebago County Town/County Zoning Code.

ORDINANCE PROVISION: The ordinance allows for qualifying buildings to be classified as “rural accessory buildings”. If a building is so designated, it is not counted towards the allowable number of accessory buildings on a lot or towards the allowable building square footage permitted on a lot.

EXPLANATION: Owner/Applicant is requesting a rural accessory building determination for a barn with attached silo and machine shed.

BASIS OF DECISION:

23.7-334 Basis of decision

In making their decision, the Planning and Zoning Committee, and the Board of Adjustment on appeal, shall initially determine whether the building meets at least one of the following criteria:

- (1) The building is set apart from other buildings as being distinct, due to its construction technique, construction materials, age, local historic significance, or design.
- (2) The building is characteristic of past agricultural practices or rural life, whether presently utilized or not for agricultural practice.
- (3) The building is associated with a person of historic significance or with important historical events.
- (4) The building represents a notable work of a master builder, designer, or architect who influenced their age.

If the committee (board) determines that the building meets one of the above criteria, the committee (the board) shall then consider, at a minimum, the following factors in making their final decision:

- (1) effects of the building on the natural environment,
- (2) effects of the building on surrounding properties,
- (3) the overall appearance of the building; and
- (4) 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.

Any building designated a rural accessory building is assumed to be structurally sound to meet minimum safety requirements for the proposed use. Such determination shall not relieve the property owner of any responsibility or liability as to the building and shall not form a basis of liability against any governmental official or entity.



C-1

The only addition that has been made to the residence this I know of is an unheated sunroom. Right now on the property is the

1. Main House and Attached Garage
2. Old Barn and Attached Silo
3. Old Machine Shed
4. A little storage shed behind home

C-2

The buildings characteristic of past agricultural practices of rural life, whether presently utilized or not for agricultural practices

All we are doing is taking down a 1100sqft garage and rebuilding on the other side of home. (see attached plans)

The sqft of the Existing Barn & Silo Machine Shed and New Garage puts us over the allowable sqft per a lot under 5 acres

C-3

Effect of the building on the natural environment

When we are done it's going to pretty much look the way it does now just a little bigger. Same Colors Same Roof

Effects of the building on surrounding properties

When we are done it's going to pretty much look the way it does now just a little bigger. Same Colors Same Roof

There will be no effect on the surrounding properties. When we are done it's going to pretty much look the way it does now just a little bigger. Same Colors Same Roof

The overall appearance of the building

We are keeping the design to keep the look of the Old Farmhouse

The reason we are asking for this is because the lot we own is deed A-2 with 5 acres. But we realize now that 1 acre is the road right away. So remodeling the home and moving the garage we are over the allowable sqft. We want to keep the 2 farm buildings on the property

Thank U for your time on this

ALL BARN ARE RED

BLUE BARN
1150' Φ
GREEN BARN
2617' Φ
RED
HOUSE

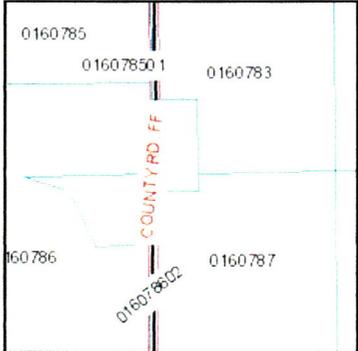


Profile Results

Only GIS layers which physically intersected the parcel you chose for profiling will be included in this report!

[View Profile List](#)

| | | | |
|---|---------------------------|--------------------------------------|--|
| Parcel Property/Tax Information | View Map! | View Map + AirPhoto! | Go Back To Main Viewer |
|---|---------------------------|--------------------------------------|--|

| DESCRIPTION | ATTRIBUTE | Parcel Map |
|-----------------------------|--|--|
| Parcel Id. | 016078301 | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="color: red; text-align: center; font-weight: bold;">Tip!</p> <p style="text-align: center; font-weight: bold;">Profile Results:</p> <p>Use the scroll bar ---> on the right side of this page to scroll down and view the rest of the Parcel Profile Information Report.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">  </div> <p style="color: green; font-weight: bold;">* Assessed values for: 2016</p> <p style="color: red; font-weight: bold;">* Brief Property Description is provided for reference purposes only and should NOT be taken as the full legal description nor used to convey property!</p> |
| Document No. | 1708699 | |
| Linked To TaxRoll On: | 04-25-16 | |
| Tax Owner(s) | SCHRAA, MICHAEL K MARTIN SCHRAA, CHRISTINE M | |
| Tax Address | 220 WYLDEBERRY LN OSHKOSH WI 54904 | |
| Property Address | 2834 COUNTY RD FF | |
| Land Value* | 30000 | |
| Improvement Value* | 91000 | |
| Total Assessed Value* | 121000 | |
| Section, Town-Range | Sec. 35, T18N-R15E | |
| Brief Property Description* | PT E1/2 NW1/4 DESC AS S 664.02 FT OF N 1454.02 FT OF W 328 F T OF E1/2 NW1/4 5.00 A. | |
| Treasurer/Tax History | View History... | |
| Deed Acreage | 5.000 | |
| School District | OMRO SCHOOL DIST (4088) | |

| | |
|---------------------------------|--|
| Historic Photos | Go Back To Main Viewer |
|---------------------------------|--|

- **1941 Photo:** AIW-1B-150-41.tif [View It!](#)
- **1957 Photo:** AIW-1T-186-57.tif [View It!](#)
- **1975 Photo:** 1815-75.tif [View It!](#)
- **1981 Photo:** F-10-81.tif [View It!](#)

| | |
|--------------------------------------|--|
| Minor Civil Division | Go Back To Main Viewer |
|--------------------------------------|--|

Property Located In: [Town of Omro](#) [Winnebago County](#)

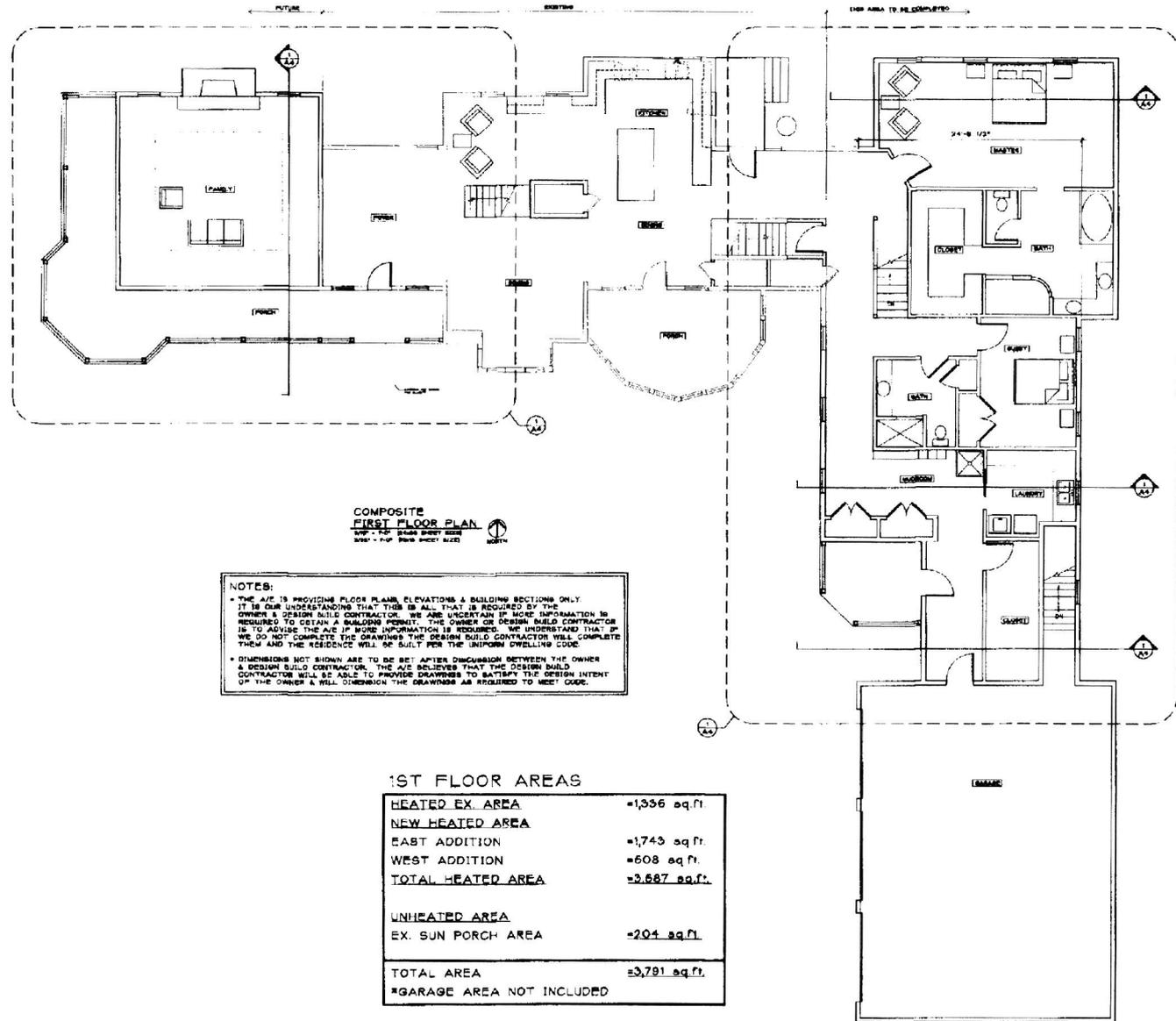
| | | | |
|---|---------------------------|--------------------------------------|--|
| Pub. Land Survey Quarter Sections | View Map! | View Map + AirPhoto! | Go Back To Main Viewer |
|---|---------------------------|--------------------------------------|--|

| | |
|---------------------------|---------------|
| Section-Town-Range-QtrQtr | 35-18-15-NENW |
| Section-Town-Range-QtrQtr | 35-18-15-SENW |



T.R. Karrels & associates sc
engineers
architects

NEW HOUSE AND GARAGE



**COMPOSITE
FIRST FLOOR PLAN**
1/8" = 1'-0" (8 1/2" SHEET SIZE)
1/8" = 1'-0" (8 1/2" SHEET SIZE)

NOTES:

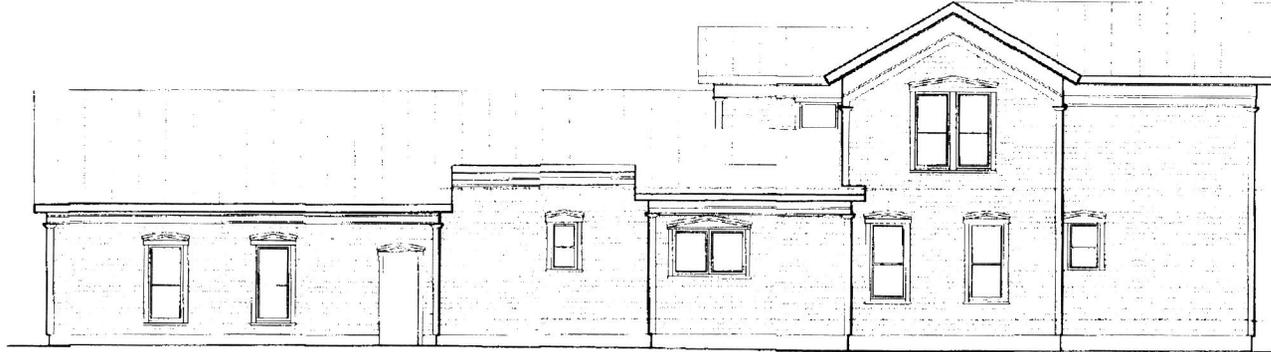
- THE A/E IS PROVIDING FLOOR PLANS, ELEVATIONS & BUILDING SECTIONS ONLY. IT IS OUR UNDERSTANDING THAT THIS IS ALL THAT IS REQUIRED BY THE OWNER & DESIGN BUILD CONTRACTOR. WE ARE UNCERTAIN IF MORE INFORMATION IS REQUIRED TO OBTAIN A BUILDING PERMIT. THE OWNER OR DESIGN BUILD CONTRACTOR IS TO ADVISE THE A/E IF MORE INFORMATION IS REQUIRED. WE UNDERSTAND THAT IF WE DO NOT COMPLETE THE DRAWINGS THE DESIGN BUILD CONTRACTOR WILL COMPLETE THEM AND THE RESIDENCE WILL BE BUILT PER THE UNIFORM DWELLING CODE.
- DIMENSIONS NOT SHOWN ARE TO BE SET AFTER DISCUSSION BETWEEN THE OWNER & DESIGN BUILD CONTRACTOR. THE A/E BELIEVES THAT THE DESIGN BUILD CONTRACTOR WILL BE ABLE TO PROVIDE DRAWINGS TO SATISFY THE DESIGN INTENT OF THE OWNER & WILL DIMENSION THE DRAWINGS AS REQUIRED TO MEET CODE.

1ST FLOOR AREAS

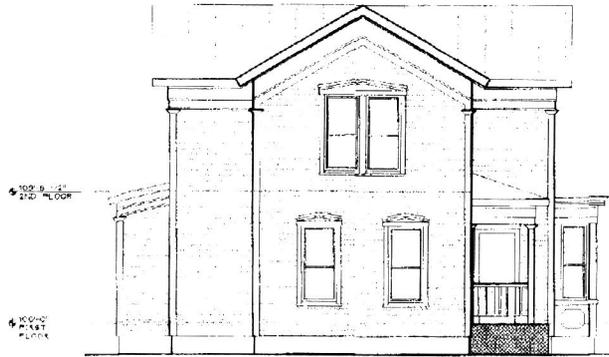
| | |
|---------------------------|-----------------------|
| HEATED EX. AREA | =1,356 sq. ft. |
| NEW HEATED AREA | |
| EAST ADDITION | =1,743 sq. ft. |
| WEST ADDITION | =608 sq. ft. |
| TOTAL HEATED AREA | =3,687 sq. ft. |
| UNHEATED AREA | |
| EX. SUN PORCH AREA | =204 sq. ft. |
| TOTAL AREA | =3,791 sq. ft. |
| *GARAGE AREA NOT INCLUDED | |

| | | |
|---|-------------|--------------------|
| REV. | DATE | DESCRIPTION |
| | | |
| <small> APPROVED BY: [Signature] CHECKED BY: [Signature] 1024 Argonne Blvd. PROJECT NO: 16008 FLOYD, WISCONSIN PROJECT: 16008 </small> | | |
| BUILDING ADDITION / ALTERATIONS MIKE & CHRIS SCHRAA RESIDENCE <small>2034 10TH ST. OSHTOSH, WISCONSIN</small> | | |
| APRIL 24, 2016 DRAWN BY: [Signature] SHEET: | | |
| A1.0 | | |
| COMPOSITE PLAN JOB NO. M1608 | | |

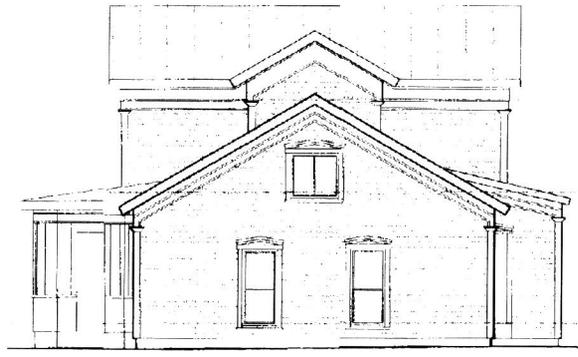
\\sawtooth\projects\residential\2016\04\1608\Schraa House\addition\Drawings\1608 - RL - ELEV.dwg 5/4/2016 4:36:30 PM



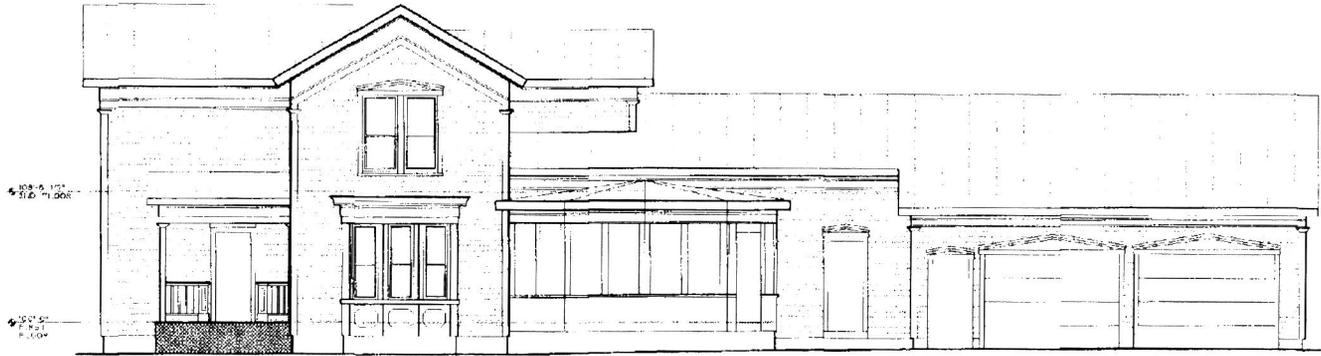
NORTH ELEVATION
74' x 7'-0" (GRADE SHEET SIZE)
1/8" = 1'-0" (DATA SHEET SIZE)



WEST ELEVATION
124' x 7'-0" (GRADE SHEET SIZE)
1/8" = 1'-0" (DATA SHEET SIZE)



EAST ELEVATION
124' x 7'-0" (GRADE SHEET SIZE)
1/8" = 1'-0" (DATA SHEET SIZE)



SOUTH ELEVATION
124' x 7'-0" (GRADE SHEET SIZE)
1/8" = 1'-0" (DATA SHEET SIZE)

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |

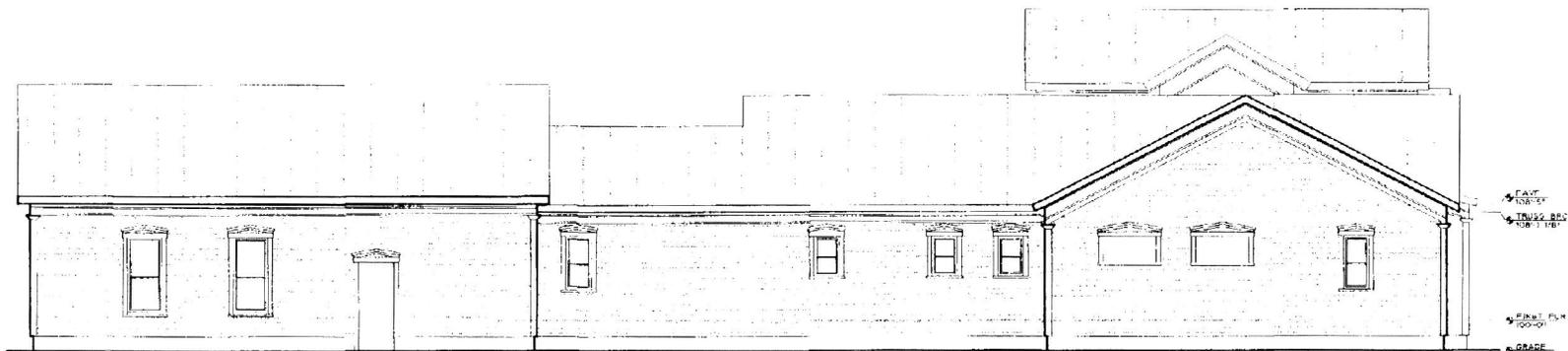
| | |
|--|--|
| PROJECT: 1608 - Schraa House Addition DRAWN BY: KE & MR CHECKED BY: MR PROJECT NO: 1608 | DATE: 4/24/16 SHEET: R3 JOB: M1608 |
|--|--|

| | |
|--|---|
| BUILDING ADDITION / ALTERATIONS MIKE & CHRIS SCHRAA RESIDENCE OSHTON, WISCONSIN 2834 HWY. 17 | APRIL 24, 2016 DRAWN BY KE & MR SHEET R3 JOB M1608 |
|--|---|



WEST ELEVATION

1/4" = 1'-0" (24x36 SHEET SIZE)
 1/8" = 1'-0" (36x48 SHEET SIZE)



EAST ELEVATION

1/4" = 1'-0" (24x36 SHEET SIZE)
 1/8" = 1'-0" (36x48 SHEET SIZE)

I:\projects\2018\180415_Schraa\180415_Schraa\180415_Schraa\180415_Schraa.dwg, A_Mike, 2018/04/24 10:38 AM

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

180415_Schraa.dwg
 180415_Schraa.dwg
 180415_Schraa.dwg

BUILDING ADDITION / ALTERATIONS
MIKE & CHRIS SCHRAA RESIDENCE
 OSMOSH, WISCONSIN
 2018 HWY FF

APRIL 24, 2018
 DRAWN BY
 MB & MK
 SHEET
A2.0
 JOB **M1608**

\\server\data\projects\residential\2016\2016_Building\1606-Schraa-1\1606-Schraa-1.dwg, 5/6/2016 4:25:23 PM



SOUTH ELEVATION

1/4" = 1'-0" (24x36 SHEET SIZE)
1/8" = 1'-0" (36x48 SHEET SIZE)



NORTH ELEVATION

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1/8" = 1'-0" (36x48 SHEET SIZE)

DESCRIPTION

REV. DATE

1/24/16
1/24/16
1/24/16

BUILDING ADDITION / ALTERATIONS
MIKE & CHRIS SCHRAA RESIDENCE
OSHTOSH, WISCONSIN

APRIL 24, 2016

DRAWN BY
MB & MK

SHEET

A2.1

JJR M1606

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 5/31/2016

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.:
2016-ZC-3570

Applicant:
EGAN BROS INC
JOHN R EGAN REV TST
SHERI A EGAN REV TST

Agent:
SMITH, JAMES - MARTENSON & EISELE, INC.

Location of Premises:
7034 COUNTY RD K & 7015 9th St Rd
OMRO, WI 54963

Tax Parcel No.:
016-0719
016-0718
016-069801

Legal Description:
Being a part of the NW 1/4 of the NE 1/4 and all of the W 1/2 of the SE 1/4, all in Section 30, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning change to A-2 & R-1 to eliminate dual zoning and place a parcel in the correct zoning district.

Private System

Overlays:

Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential,
I-2 Heavy Industrial,
A-2 General Agriculture

Proposed Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Surrounding Zoning:

North: A-2

South: A-2; town

East: R-1;B-2;A-2

West: I-2;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

General ag and single family residential.

Describe Proposed Use(s):

General ag and single family residential.

Describe The Essential Services For Present And Future Uses:

none

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:

Use does not change - remove dual zoning.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:

Use does not change - remove dual zoning.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

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Application #16-ZC-3570

Date of Hearing:

May 31, 2016

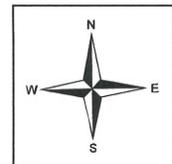
Owner(s):

Egan Bros., Inc. &
John & Sheri Egan Rev. Trust

Subject Parcel(s):

016069801 / 0160718 /
0160719

DETAIL MAP 1 OF 2



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

Application #16-ZC-3570

Date of Hearing:

May 31, 2016

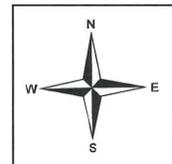
Owner(s):

Egan Bros., Inc. &
John & Sheri Egan Rev. Trust

Subject Parcel(s):

016069801 / 0160718 /
0160719

DETAIL MAP 2 OF 2



Winnebago County
WINGS Project

Scale

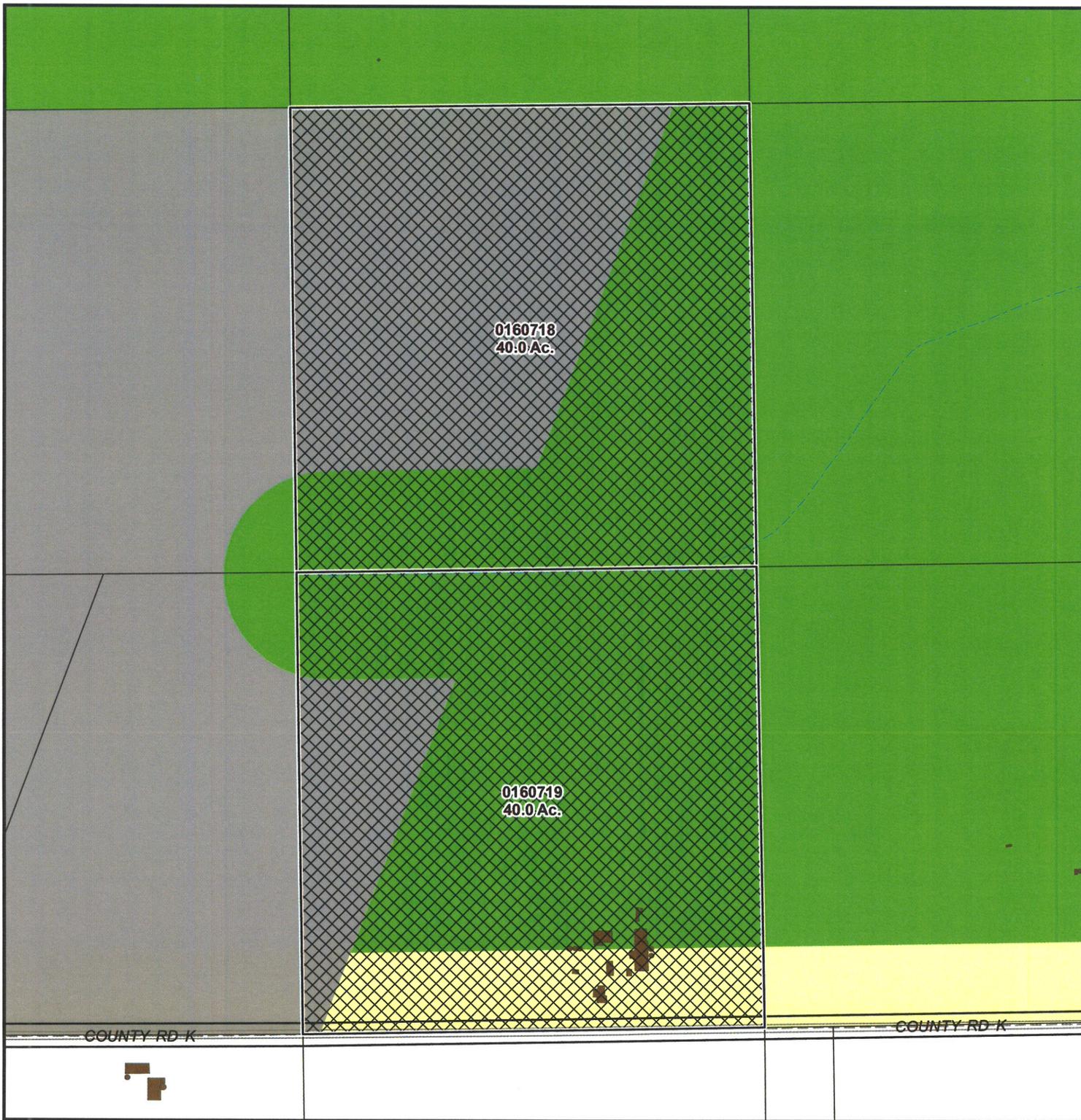
1 inch : 400 feet

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 #16-ZC-3570

Date of Hearing:

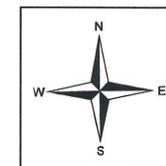
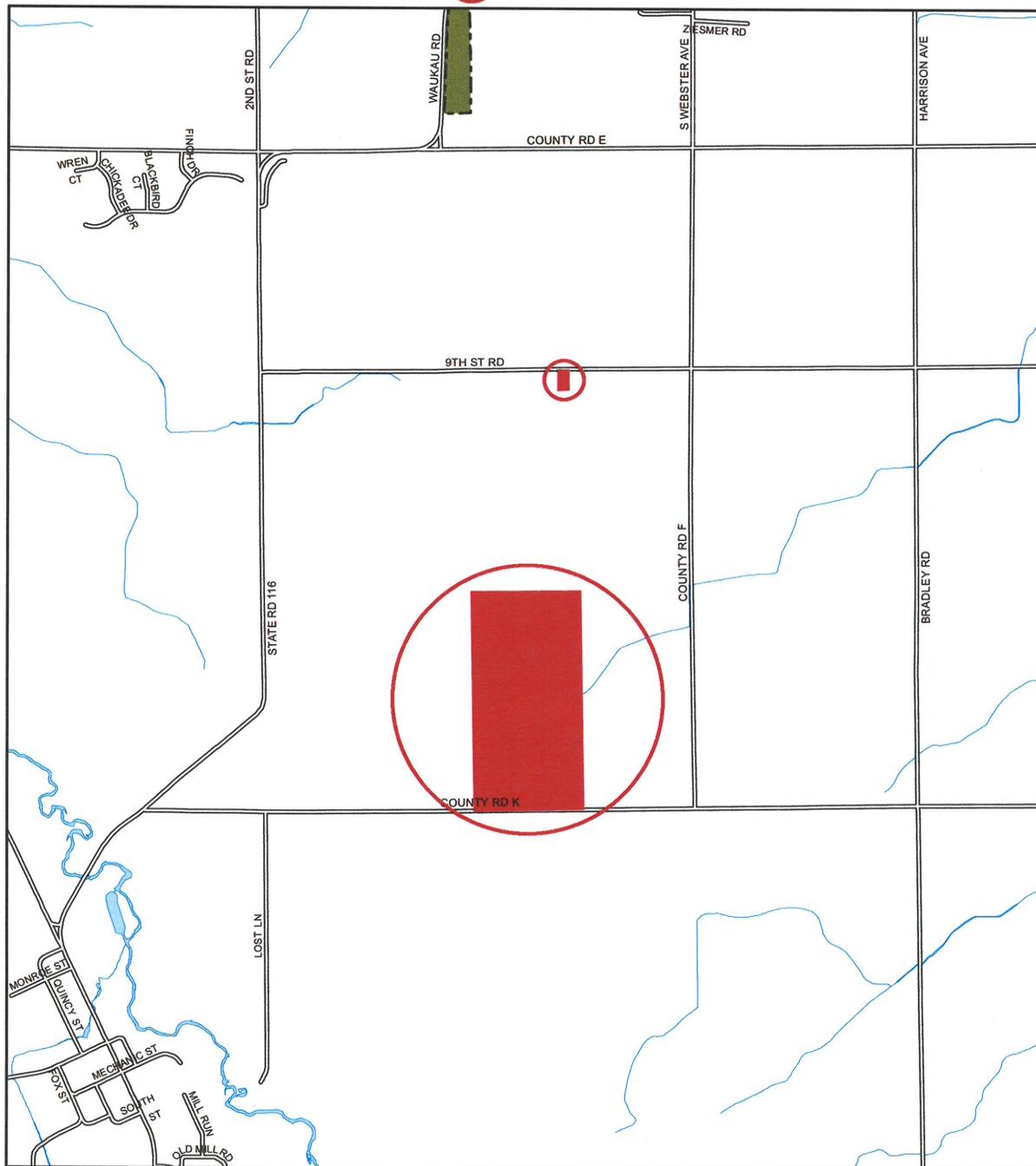
May 31, 2016

Owner(s):

Egan Bors., Inc. &
John & Sheri Egan Rev. Trust

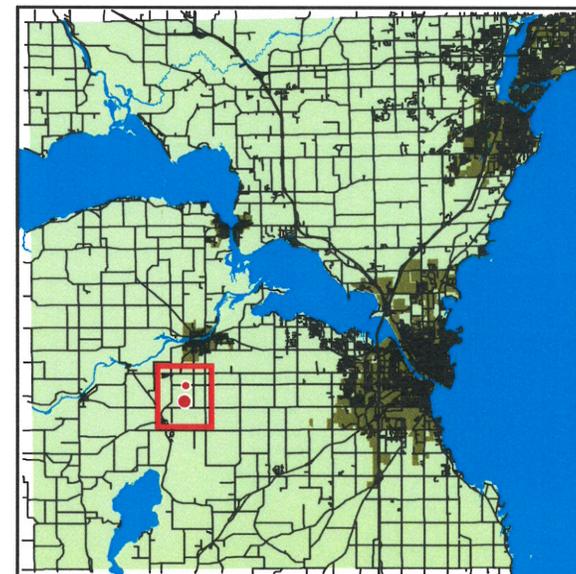
Subject Parcel(s):

016069801 / 0160718 / 0160719



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

5/31/2016

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 5/31/2016 at 6:30 p.m. in Conference Room 408 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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.:

2016-ZC-3600

Applicant:

NOFFKE, TIM

Agent:

None

Location of Premises:

8690 COUNTY RD B
WINNECONNE, WI 54986

Tax Parcel No.:

020-0091

Legal Description:

Being a part of Government Lot 3, Section 16, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to B-2 (Community Business District) to eliminate dual zoning on a reconfigured lot.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Floodplain

Shoreland

Current Zoning:
R-1 Rural Residential

Proposed Zoning:
B-2 Community Business

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Agricultural - cultivated

Describe Proposed Use(s):
Agricultural - cultivated

Describe The Essential Services For Present And Future Uses:
Sanitary sewer is present. This parcel will be part of parcel no. 020-0096 and will not require water. Street frontage is present.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
The proposed use will remain agriculture - cultivated. There is no change in use at this time.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Area directly west is cultivated. There is a bait shop located on the westerly end of parcel no. 020-0096.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, 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;

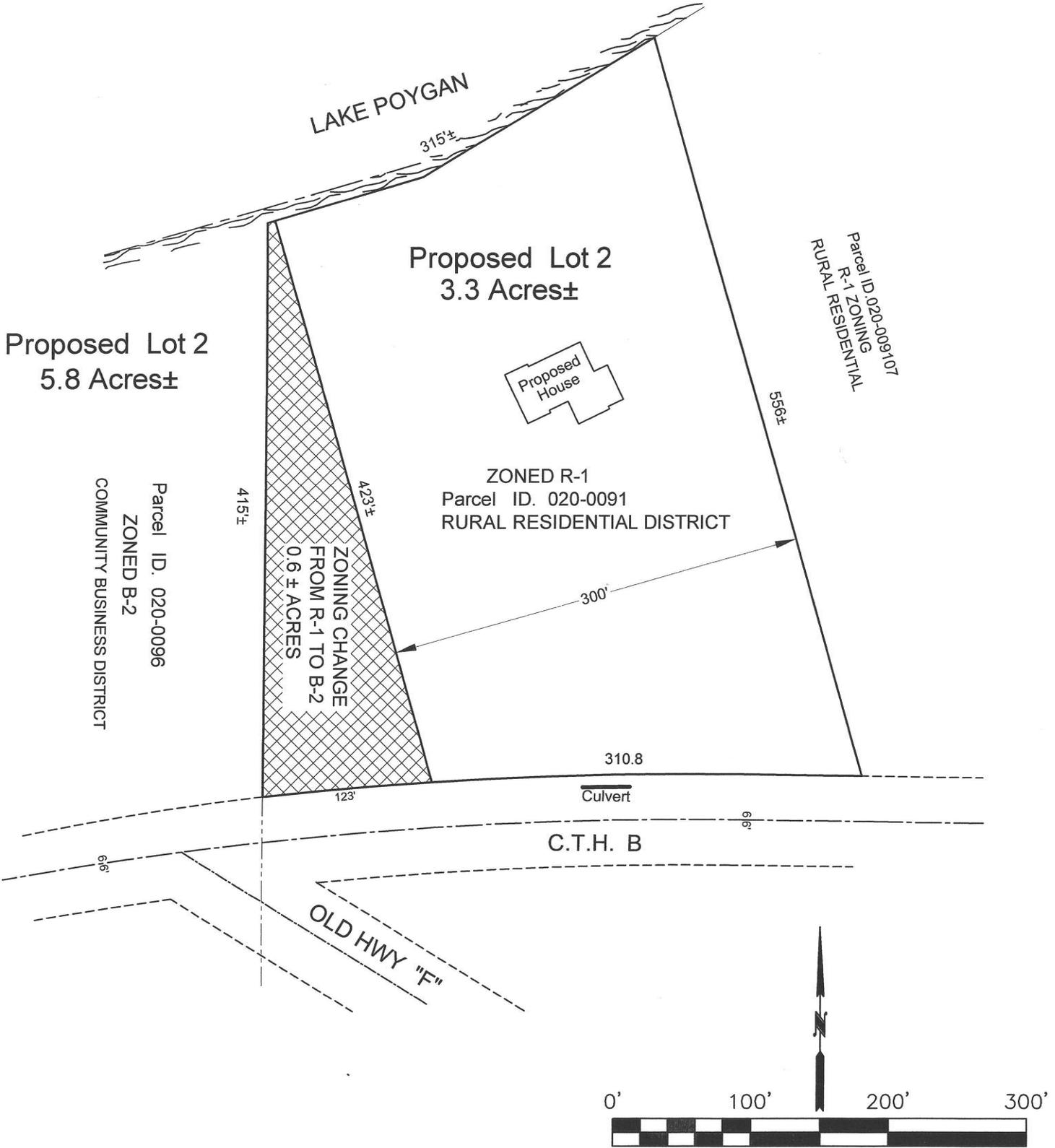
(2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and

(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Exhibit Map

Proposed Zoning Change

PART OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 16, T.19N., R.14E. TOWN OF POYGAN,
WINNEBAGO COUNTY, WISCONSIN.



L.C.KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947

PROJECT NO. 2015-01-03
FILE NO. NOFFKE.DWG
NOTEBOOK: 8 PAGE: 35
3-12-16

Application #16-ZC-3600

Date of Hearing:

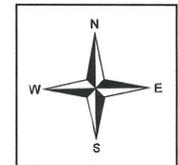
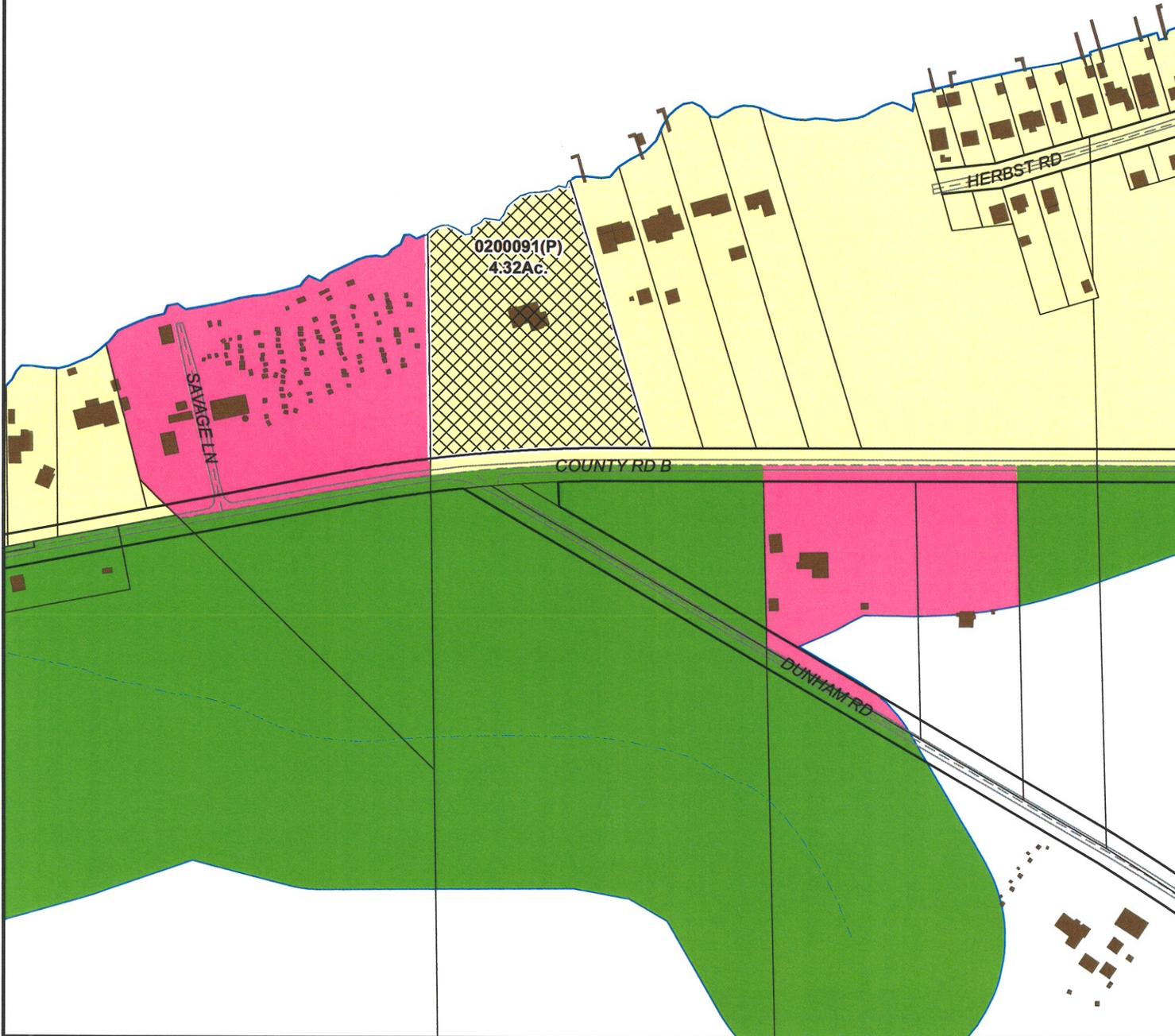
May 31, 2016

Owner(s):

Noffke, Tim

Subject Parcel(s):

0200091(P)



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

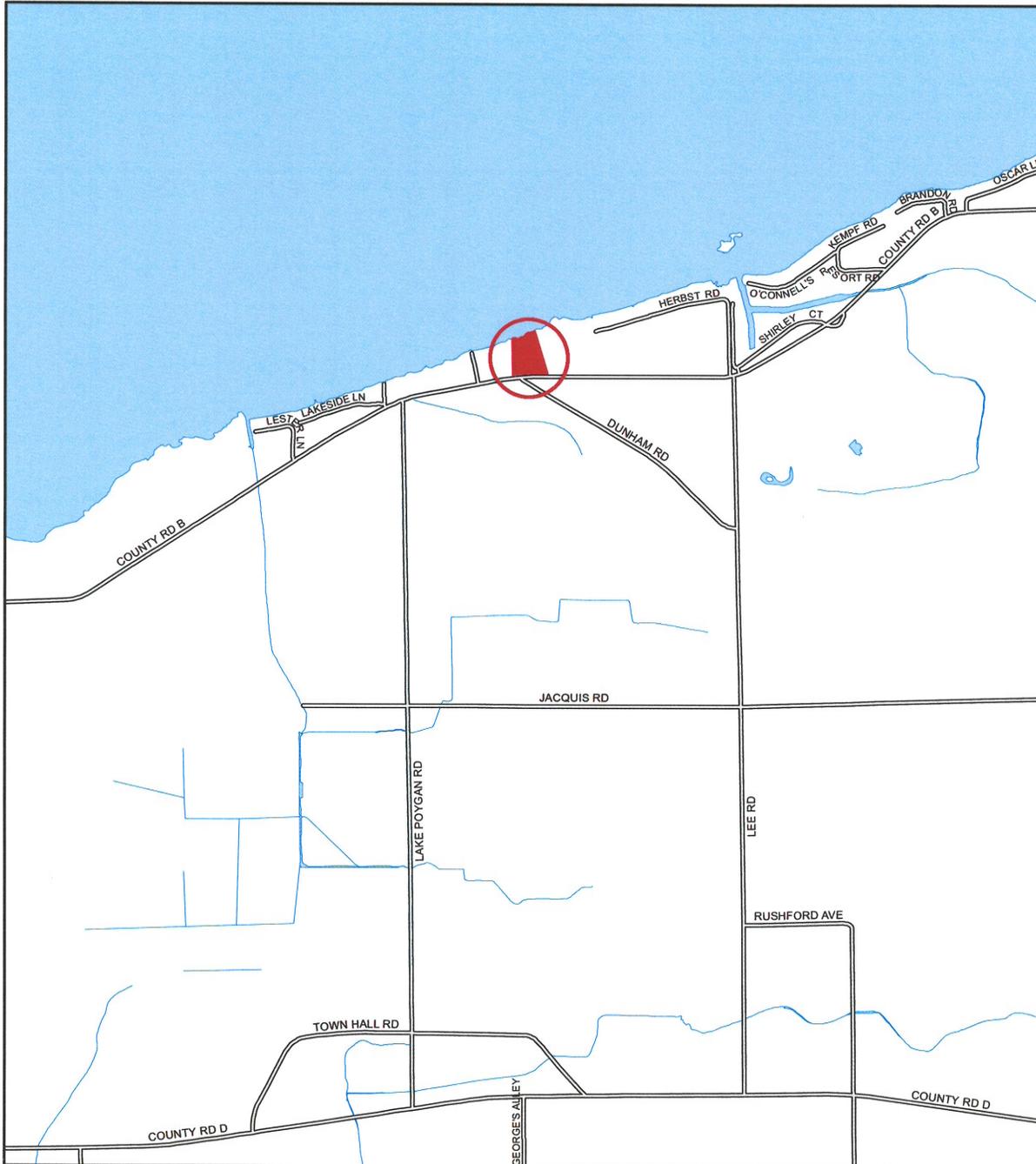
○ = SITE

Application #16-ZC-3600

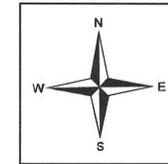
Date of Hearing:
May 31, 2016

Owner(s):
Noffke, Tim

Subject Parcel(s):
0200091(P)

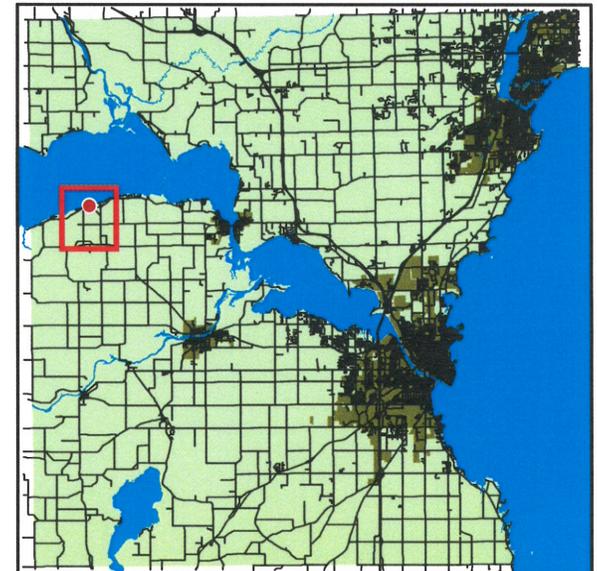


1 inch : 2,000 feet



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING
PLANNING & ZONING COMMITTEE
June 10, 2016

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 Wolf River.

The Winnebago County Planning & Zoning Committee will be holding a meeting on Friday, June 10, 2016 at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Application Number: 16-SE-02

Owner(s) of Property: David Voss Jr

Agent: Timm Spierschneider

Location of Premises Affected: South of 7537 Richter Ln, Larsen

Tax Parcel Numbers: 032-0725 and 032-0725-06

Legal Description: Being a part of Government Lot 2, Section 36, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin and being a part of Government Lot 2 DESC as Lot 1 of CSM-2189, Section 36, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin

Explanation: Applicant is requesting a special exception to establish an accessory use on a vacant lot adjacent to a lot with a principal use present.

| DESCRIPTION | CODE REFERENCE |
|---|----------------|
| An accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption. | 23.8-45(b) |

Sanitation: Existing Required Municipal Private System

Overlays: Shoreland: YES Floodplain: YES SWDD: NO
Wetlands: NO Microwave: NO Airport: NO

Current Zoning: R-1 Rural Residential and R-8 Manufactured/Mobile Home Community

Existing Use of Property: Vacant

Proposed Use of Property: Accessory uses to a home including a (1) patio and fire pit with gazebo; (2) horseshoe pit; (3) sand volleyball court; (4) pickle ball court; and (5) fencing

Surrounding Zoning Classifications:

| | |
|--------------|------|
| North | R-3 |
| South | R-1 |
| East | R-1 |
| West | Lake |

SECTION REFERENCE OF REGULATION: 23.8-45(b) Exemption for a vacant lot adjoining another lot in same ownership.

ORDINANCE PROVISION: Under section 23.8-45 of the Zoning Code, an accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption.

EXPLANATION: Applicant is requesting a special exception to establish an accessory use on a vacant lot adjacent to a lot with a principal use present.

THE FOLLOWING IS PROVIDED BY THE APPLICANT

DESCRIBE THE PROPOSED PROJECT/REQUEST:

The proposed project is to utilize a now existing adjacent vacant lot for family gatherings and activities such as sand volleyball, horseshoe, pickle ball and general socializing. The project is consistent with residential zoning.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

The proposed use is compatible with the adjacent residential uses as it is a recognized accessory use to a family residence. The Vosses own the adjacent residences to the north and east. The lake is to the west and a public boat landing is to the south. The uses are for family activities and will not be used for commercial purposes. Parking is available at the adjacent residences.

PROVIDE ANY OTHER INFORMATION YOU FEEL IS RELEVANT TO THE REVIEW OF YOUR APPLICATION, INCLUDING REASONS YOU FEEL THE APPLICATION SHOULD BE GRANTED:

The Vosses acquired the two parcels with the intention of eventually building a single home. Accordingly, the R-8 parcel is being down-zoned to R-1 and the two parcels are being combined to form a single residential lot. In an effort to improve the existing condition of the property the Vosses

have removed all of the pre-existing structures includes mobile homes, a single family residence and sanitary facilities (See attached photo depicting pre-existing condition). Had a single residential structure remained, there would be no need for a special exception because the proposed uses are permitted in residential zoning districts. From a shoreland perspective, the Vosses have substantially improved the property as there are no longer any structures in the 75 foot shoreland setback zone and several structures were removed from the 35 foot crucial riparian zone. No structures or uses are proposed within the 75 foot setback zone. Simply put, the special exception permit should be granted because the proposed uses and structures are consistent with residential use and compatible with surrounding uses.

BASIS OF DECISION:

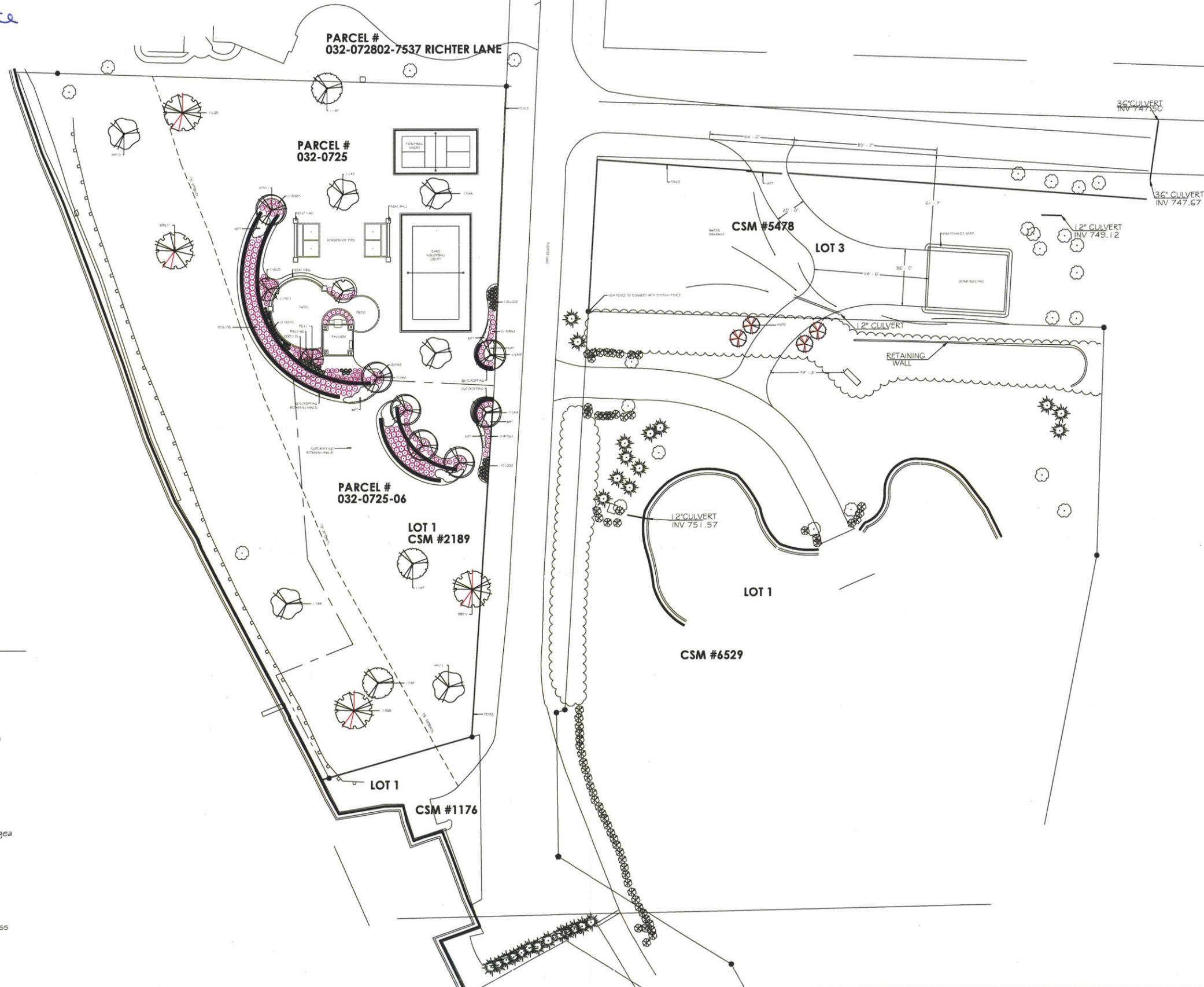
The Planning and Zoning Committee in making its decision shall consider the following factors:

- (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 the 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.

Photo from February 15, 2013 Zoning Department letter



*larger site plan available
at zoning office



PLANT SCHEDULE

| TREES | COMMON NAME |
|---------|-----------------------------|
| AA | Autumn Blaze Maple |
| AM | State Street Maple |
| AF | Fall Fiesta Sugar Maple |
| PD | Black Hills Spruce (Spaded) |
| PC4 | Cleveland Select Pear |
| QB | Swamp White Oak |
| SHRUBS | COMMON NAME |
| BG3 | Green Velvet Boxwood |
| HS5 | Strawberry Sundae Hydrangea |
| JB | Blue Forest Juniper |
| RR2 | Knockout Rose |
| SS5 | Superstar Spirea |
| GRASSES | COMMON NAME |
| CO2 | Overdam Feather Reed Grass |
| SH2 | Praine Dropseed |



Schmalz
Custom Landscaping
and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION
AWARD WINNING DESIGN
AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-3464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

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NO NET SCALE.
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NORTH

Voss Property
Richter Lane
Larsen, WI 54947

| | |
|--------------|----------------|
| DATE: | 04/20/06 |
| REVISED: | |
| PHONE NO.: | |
| EMAIL: | |
| SCALE: | 1" = 50'-0" |
| DRAWN BY: | Nick Schmalz |
| SHEET TITLE: | Landscape Plan |
| SHEET NO.: | L-1 |
| JOB # | FILE NO. |

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

5/31/2016

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 5/31/2016 at 6:30 p.m. in Conference Room 408 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. 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.:

2016-ZC-3610

Applicant:

OGDEN, JEFFREY

Agent:

DAVEL, JOHN - DAVEL ENGEERING & ENVIRONMENTAL INC

Location of Premises:

1645 OAKRIDGE RD
NEENAH, WI 54956

Tax Parcel No.:

010-0217

Legal Description:

Being a part of the SW 1/4 of the SW 1/4, Section 20, and also a part of the NW 1/4 of the NW 1/4, Section 29, all in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to I-1 (light industrial district) for a contractor yard.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

None

Current Zoning:
A-2 General Agriculture

Proposed Zoning:
I-1 Light Industrial

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Land is currently vacant.

Describe Proposed Use(s):
The building will be used to store contractor's trailers, equipment and some materials. Top soil may be temporarily stored outside. Landscape materials (nursery) will be stored outside.

Describe The Essential Services For Present And Future Uses:
Proposed use is storage and no public utilities are planned to be used.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Parcel lies with the Town's mixed use area of the Town's Comprehensive Land Use Plan. The proposed use would fit in the neighborhood based on the mixed use definition. The use would not generate much if any traffic or noise.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Adjacent parcels are a mix of Ag, General Business, and R-1 Residential zoning. This zoning fits well with the Town's Comprehensive Plan.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

(b) **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.

(c) **Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, 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) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and

(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Application #16-ZC-3610

Date of Hearing:

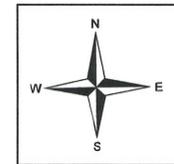
May 31, 2016

Owner(s):

Ogden, Jeffrey D.

Subject Parcel(s):

0100217



Winnebago County
WINGS Project

Scale

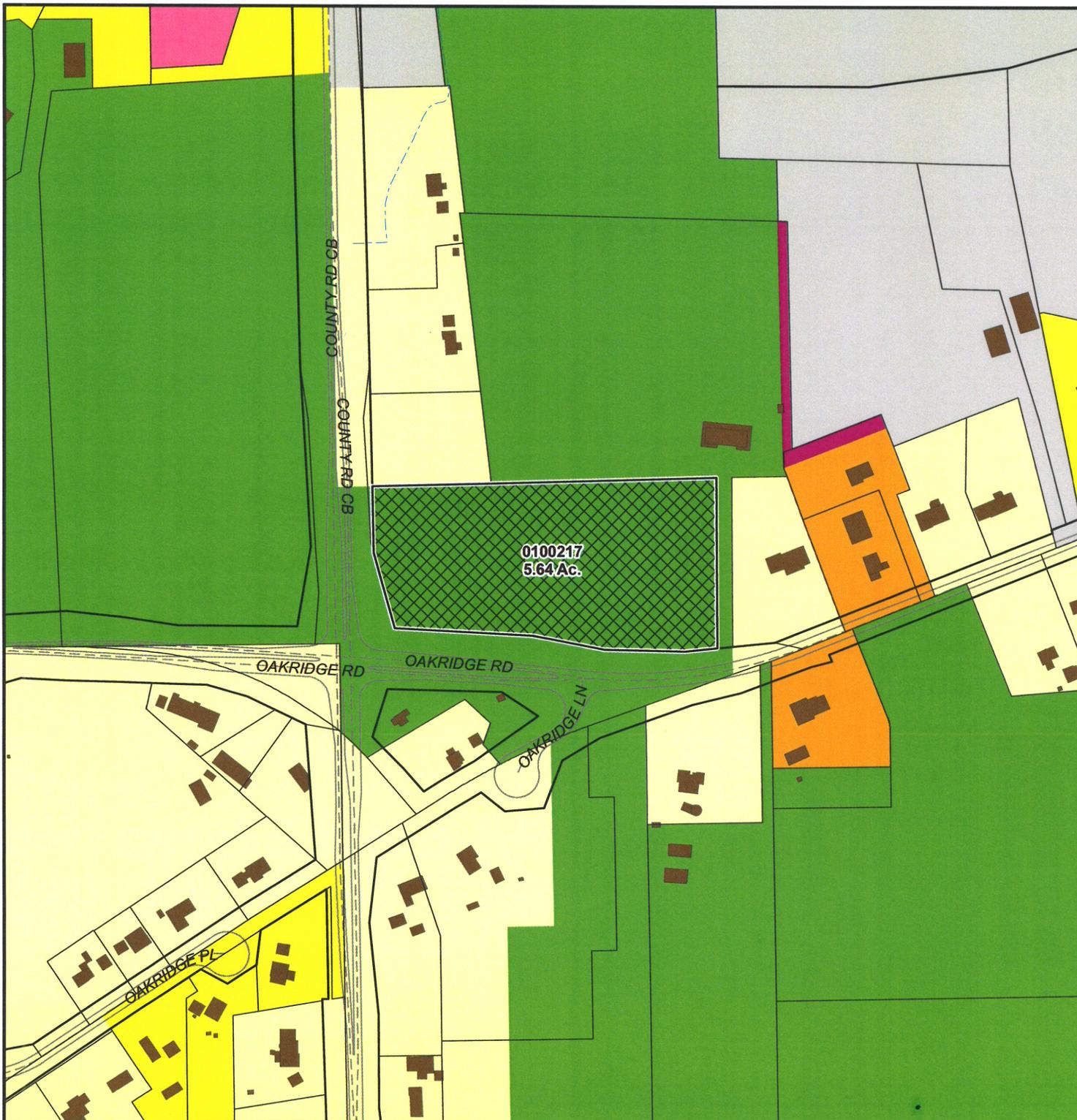
1 inch : 300 feet

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



CARY A. ROWE
Zoning Administrator



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

OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Winnebago County Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

CONDITIONAL USE PERMIT #2014-CU-2550

Owner: FEAVEL, RICK, MCDANIEL, PEGGY
2857 SUNSET POINT LN
OSHKOSH, WI 54904
NEENAH, WI 54956

Agent: DUNHAM, EMILY
REFF BAVIER BERMINGHAM & LIM
PO BOX 1190

Location: SUNSET POINT LN
OSHKOSH, WI 54904

Tax Parcel No 018-0659

Legal: Being a part of Wampatuck Resort, Lot 11, Block 3, located in Government Lot 4, Section 4, Township 18 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin

On 5/5/2014, a Conditional Use Permit was **GRANTED WITH CONDITIONS** to Applicant is requesting a Conditional Use to be allowed to operate a pottery studio in a detached garage on the property

Conditions

Town:

No Town conditions per Chairman Jim Erdman at public hearing

County:

- 1 No outside storage of materials related to the proposed use
- 2 Planning & Zoning Committee to review conditional use in 24 months

FEAVEL, RICK, MCDANIEL, PEGGY must sign and return this letter to the Winnebago County Zoning Dept, 112 Otter Ave, Oshkosh WI 54901, within 45 days of 5/5/2014. Their signature states that they are in agreement with the conditions that have been placed on the Conditional Use Permit. Failure to sign and return the decision notice within 45 days of the committee's decision shall void the approval. The decision notice shall become effective upon the property's owner signature.

FEAVEL, RICK ; MCDANIEL, PEGGY

The findings used to grant the conditional use have been made in accordance with section 23 7-114, and are as follows:

Town:

None per Chairman Jim Erdman at public hearing

County:

- 1 Town of Oshkosh has approved
- 2 There were no objectors
- 3 Proposed use is compatible with adjacent uses

APPLICANTS RIGHTS:

23 7-119(a)

- (8) The applicant may appeal the decision to a court of competent jurisdiction
- (9) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk

5/5/2014

Date


Zoning Officer

NOTES:

- 1 Conditional Use granted by the Planning & Zoning Committee **shall expire within twelve (12) months** unless substantial work has commenced
- 2 Approval of your Conditional Use application does not exclude the need to obtain the required building and zoning permits **Please make application for these permits through your town building inspector and zoning department.**
- 3 For additional information regarding the appeal process relating to procedural requirements, contact the Zoning Office