

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE July 26, 2016

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. 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 July 26, 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 CONDITIONAL USE REQUEST

Application No.:
2016-CU-3680

Applicant:
SKIPPER REAL ESTATE HOLDINGS I

Agent:
SUCHOMEL, TODD – SKIPPER BUD'S

Location of Premises:
1351 EGG HARBOR LN
OSHKOSH, WI 54904

Tax Parcel No.:
002-00860102
002-008501

Legal Description:
Being a part of the E 1/2 of the NE 1/4, Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Code Reference:
Chapter 23, Section 23.8-41 "Land uses generally allowed within zoning districts."

Description of Proposed Use:
Applicant is requesting a Conditional Use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

B-3 Regional Business

Code Reference:

Chapter 23, Section 23.8-41 "Land uses generally allowed within zoning districts."

Description of Proposed Use:

Applicant is requesting a Conditional Use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District

Surrounding Zoning:

North: Lake

South: B-3

East: Highway 41; B-3

West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

The entire property allows SkipperBud's to perform a number of services. We offer seasonal marina slips, boat sales and service, boat storage and a clubhouse for boater's gatherings. We employ approximately 13 to 15 employees depending on the time of year and normally are open for business Monday through Saturday from 8:00 a.m. to 5:0 p.m. with the exception that we are open on Monday until 8:00 p.m. The marina is open 7 days a week during the boating season and we have an individual (employee) on site to assist boaters if necessary. This application is required to be allowed to construct a new personal storage facility on the property.

All of the uses currently on the property (heavy vehicle sales and service, personal storage facility, marina, and community center) are allowed in the B-3 Zoning District by Conditional Use. All of these uses were allowed under the previous code in the B-3 Zoning District without a Conditional Use, therefore a Conditional Use has not been required until the proposed expansion of the use.

Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:

SkipperBud's has operated at this location for many years and has abided by all local and county requirements. We strive to work with neighboring property owners to maintain a business that is perceived as professional both aesthetically as well as how we treat our customers.

The new building we are proposing to build would be less than 12,000 square feet and would serve as a boat storage building. Our employees would place boats in this building after customers had dropped off their boats in our main yard which would alleviate any additional traffic and the need for any more parking. Any outside lighting would comply with design review approval.

SECTION REFERENCE AND BASIS OF DECISION

23.7-114 Basis of decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) 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.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

FOR TOWN USE ONLY

TOWN ACTION FOR CONDITIONAL USE
Town of ALGOMA
Winnebago County, Wisconsin

Applicant:
SKIPPER REAL ESTATE HOLDINGS I

Agent:
SUCHOMEL, TODD – SKIPPER BUD'S

Location Of Premises Affected:
1351 EGG HARBOR LN
OSHKOSH, WI 54904

Legal Description:
Being a part of the E 1/2 of the NE 1/4, Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Current or Proposed Zoning:
B-3 Regional Business

Code Reference:
Chapter 23, Section 23.8-41 "Land uses generally allowed within zoning districts."

Explanation:
Applicant is requesting a Conditional Use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District

For the above requested Conditional Use the Town of ALGOMA is recommending:

Approval Approval with conditions Denial

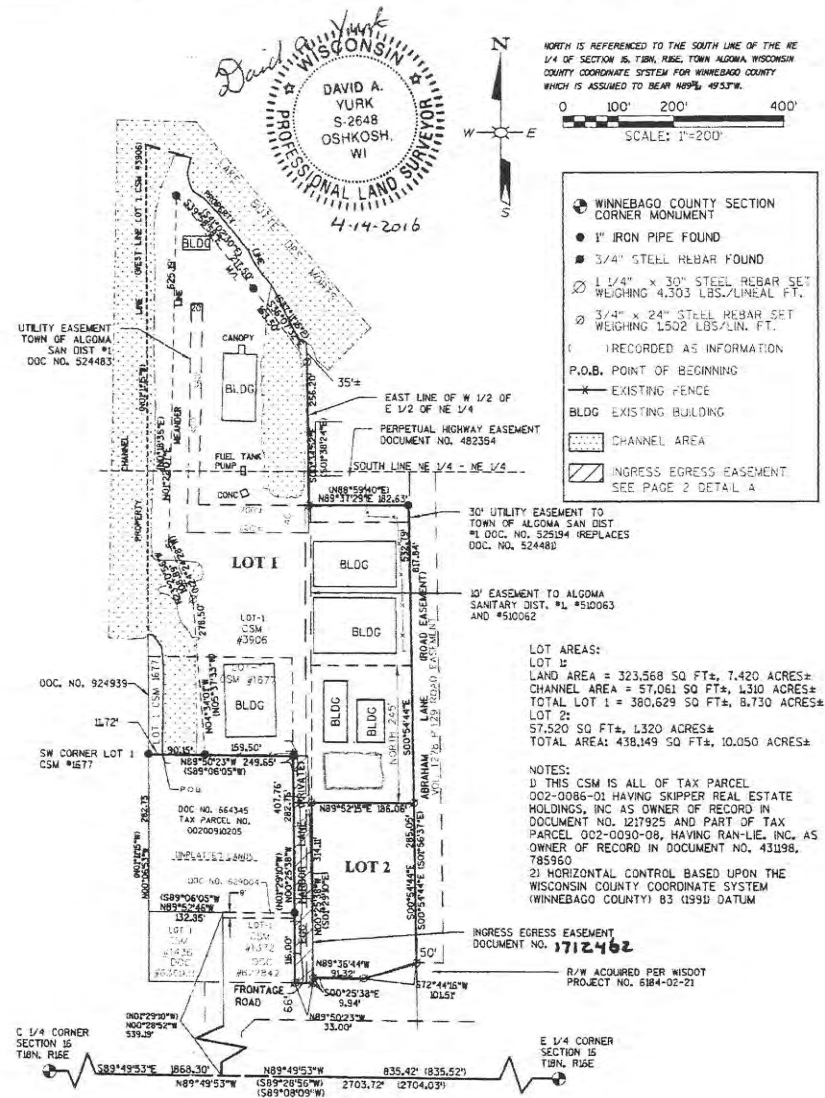
Town Findings:

Town Conditions:

Signed: _____ Date: _____

CERTIFIED SURVEY MAP NUMBER 7085

BEING ALL OF LOT 1 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 3906,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOCATED IN
AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL
LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



DATE 2/25/20	DIRECTORY NO.	SURVEY FOR: SKIPPER BUD'S 815 NORTH POINT DRIVE, WINTHROP HARBOR, IL 60096	
PROJECT NO. 33300A8	DRAFTED BY J.S.		
SHEET 1 OF 1	DRAWING NAME PRW		
OMNI ASSOCIATES ONE SYSTEMS DRIVE APPLESIDE, IL 60414 PHONE (820) 738-6800 FAX (820) 830-6100			

CERTIFIED SURVEY MAP NUMBER # 7085

BEING ALL OF LOT 1, OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 3906,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOCATED IN
AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL
LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, DAVID A. YURK, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2648, DO HEREBY CERTIFY THAT BY THE ORDERS
OF THE OWNERS, I HAVE MADE A SURVEY OF A PARCEL OF LAND BEING ALL OF LOT 1, WINNEBAGO COUNTY CERTIFIED
SURVEY MAP NO. 3906, LOCATED IN THE N.E.1/4-N.E.1/4 AND LOCATED IN AND BEING A PART OF THE S.E.1/4-N.E.1/4, ALL
LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN MORE FULLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE N89°49'53"W ALONG THE SOUTH LINE OF SAID N.E.1/4,
835.42 FEET; THENCE N00°28'52"W, 539.19 FEET TO THE NORTHEAST CORNER OF LOT 1, WINNEBAGO COUNTY CERTIFIED
SURVEY MAP NUMBER 1436; THENCE N89°52'46"W ALONG THE NORTH LINE OF SAID LOT 1 132.85 FEET TO THE NORTHWEST
CORNER OF SAID LOT 1; THENCE N00°08'53"W ALONG THE WEST LINE OF SAID LOT 1 EXTENDED NORTHERLY, 282.75 FEET TO
THE SOUTHWEST CORNER OF LOT 1 WINNEBAGO COUNTY CERTIFIED SURVEY MAP NUMBER 1677; THENCE S89°50'23"E ALONG
THE SOUTH LINE OF SAID LOT 1 11.72 FEET TO ITS INTERSECTION WITH THE WESTERLY BANK OF A CHANNEL LEADING TO
AND CONNECTING WITH LAKE BUTTE DES MORTS, THE POINT OF BEGINNING;

THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY BANK OF SAID CHANNEL TO ITS INTERSECTION WITH THE WEST
LINE OF LOT 1 WINNEBAGO COUNTY CERTIFIED SURVEY MAP NUMBER 3906 (F.K.A. LOT 1 CSM 1677 EXTENDED NORTHERLY)
EXTENDED NORTHERLY; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 EXTENDED NORTHERLY TO ITS
INTERSECTION WITH THE SOUTHERLY SHORELINE OF LAKE BUTTE DES MORTS; THENCE SOUTHEASTERLY ALONG SAID
SOUTHERLY SHORELINE TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE N.E.1/4 OF
SAID SECTION 16; THENCE S00°34'52"E ALONG SAID EAST LINE, 35 FEET MORE OR LESS TO AN EXISTING 1" IRON PIPE
MARKING A MEANDER CORNER ON THE SOUTHERLY SHORELINE OF LAKE BUTTE DES MORTS; THENCE CONTINUING S00°34'52"E
ALONG SAID EAST LINE, 256.20 FEET; THENCE N89°37'29"E ALONG THE NORTH LINE OF LOT 1 CSM 3906, 182.63 FEET TO
THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°54'44"E ALONG THE EAST LINE OF SAID LOT 1 817.84 FEET; THENCE
S72°44'16"W ALONG THE NORTH RIGHT-OF-WAY LINE OF A FRONTAGE ROAD ACQUIRED UNDER WISDOT PROJECT NO. 6184-02-2L
101.51 FEET; THENCE N89°36'44"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 91.32 FEET; THENCE S00°25'38"E ALONG SAID
NORTH RIGHT-OF-WAY LINE, 9.34 FEET; THENCE N89°50'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 33.00 FEET TO THE
SOUTHEAST CORNER OF LOT 1 CSM 1372; THENCE N00°25'38"W ALONG THE EAST LINE OF LOT 1 CSM 1372 AND ITS
NORTHERLY EXTENSION THEREOF, 407.76 FEET TO THE SOUTHEAST CORNER OF LOT 1, WINNEBAGO COUNTY CERTIFIED SURVEY
MAP NUMBER 1677; THENCE N89°50'23"W ALONG THE SOUTH LINE OF LOT 1 CSM 1677, 249.65 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL OF LAND INCLUDING CHANNELS CONTAINING 10.050 ACRES± (438,149 SQUARE FEET±) MORE OR LESS.

ALSO THE RIGHT OF INGRESS AND EGRESS BY EASEMENTS ACROSS THE ADJOINING LANDS AS SHOWN OF THIS SURVEY. ALSO
SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND DIVISION AS SHOWN HEREON, UNDER THE DIRECTION OF THE OWNERS OF
SUCH LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
REGULATIONS OF THE TOWN OF ALGOMA AND WINNEBAGO COUNTY IN SURVEYING, DIVIDING AND MAPPING SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE
LAND DIVISION MADE THEREOF.

David A. Yurk
DAVID A. YURK S-2648
4-14-2016
DATED



OWNER'S CERTIFICATE:

AS OWNER, SKIPPER REAL ESTATE HOLDINGS INC. DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED
ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF THESE PRESENTS HAVE BEEN SIGNED THIS 22nd DAY OF April, 2016.

Michael Pretasky Jr.
MICHAEL PRETASKY JR.
DATE

STATE OF WISCONSIN

Waunakee
WINNEBAGO COUNTY

PERSONALLY CAME BEFORE ME THIS 22nd DAY OF April, 2016,
THE ABOVE NAMED TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

Travis J. Burbach
NOTARY PUBLIC WAUNAKEE COUNTY, WISCONSIN
MY COMMISSION EXPIRES 4/15/18

TRAVIS J BURBACH
Notary Public
State of Wisconsin

DATE 2/25/16	DIRECTORY NO. 00000000
PROJECT NO. 33350416	DRAFTED BY D.A.S.
SHEET 2 OF 3	DRAWING NAME PLAN

SURVEY FOR: SKIPPER BUD'S
215 NORTH PORT DRIVE
WINTHROP HARBOR, IL 60086



CERTIFIED SURVEY MAP NUMBER # 7085

BEING ALL OF LOT 1 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 3906,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOCATED IN
AND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL
LOCATED IN SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, RAN-LIE INC. DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON
THIS CERTIFIED SURVEY MAP TO BE SURVEYED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF THESE PRESENTS HAVE BEEN SIGNED THIS 14 DAY OF April, 2016.

NORM MUELLER 724 14 April 2016
DATE

STATE OF WISCONSIN

WINNEBAGO COUNTY

PERSONALLY CAME BEFORE ME THIS 14 DAY OF April, 2016,
THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

David A Yurk Winnebago
NOTARY PUBLIC COUNTY, WISCONSIN
MY COMMISSION EXPIRES 2-2019



TOWN OF ALGOMA APPROVAL

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE TOWN OF ALGOMA.

John m. Hanc 4/14/2016
AUTHORIZED REPRESENTATIVE DATED

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE WINNEBAGO COUNTY
PLANNING AND ZONING COMMITTEE.

Thomas J. Egan 5/11/16
AUTHORIZED REPRESENTATIVE DATED

TREASURER CERTIFICATE

WE, BEING THE DULY ELECTED OR APPOINTED, QUALIFIED AND ACTING TREASURERS OF THE TOWN OF
ALGOMA AND WINNEBAGO COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN
OUR OFFICE, THERE ARE NO UNPAID TAXES, OR SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS CERTIFIED SURVEY MAP.

Ann Drexler, Treas 4/14/2016
TOWN OF ALGOMA TREASURER DATED

Diana M. Hellmann 5-10-16
WINNEBAGO COUNTY TREASURER, Deputy DATED



4-14-2016

DATE 2/28/18	DIRECTORY NO.
PROJECT NO. 33350436	DRAWN BY ALS
SHEET 3 OF 3	DRAWING NAME PRM

SURVEY FOR: SKIPPER BUD'S
215 NORTH POINT DRIVE,
WINTHROP HARBOR, IL 60096

OMNI
ASSOCIATES

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE: (920) 750-1800
FAX: (920) 850-0100

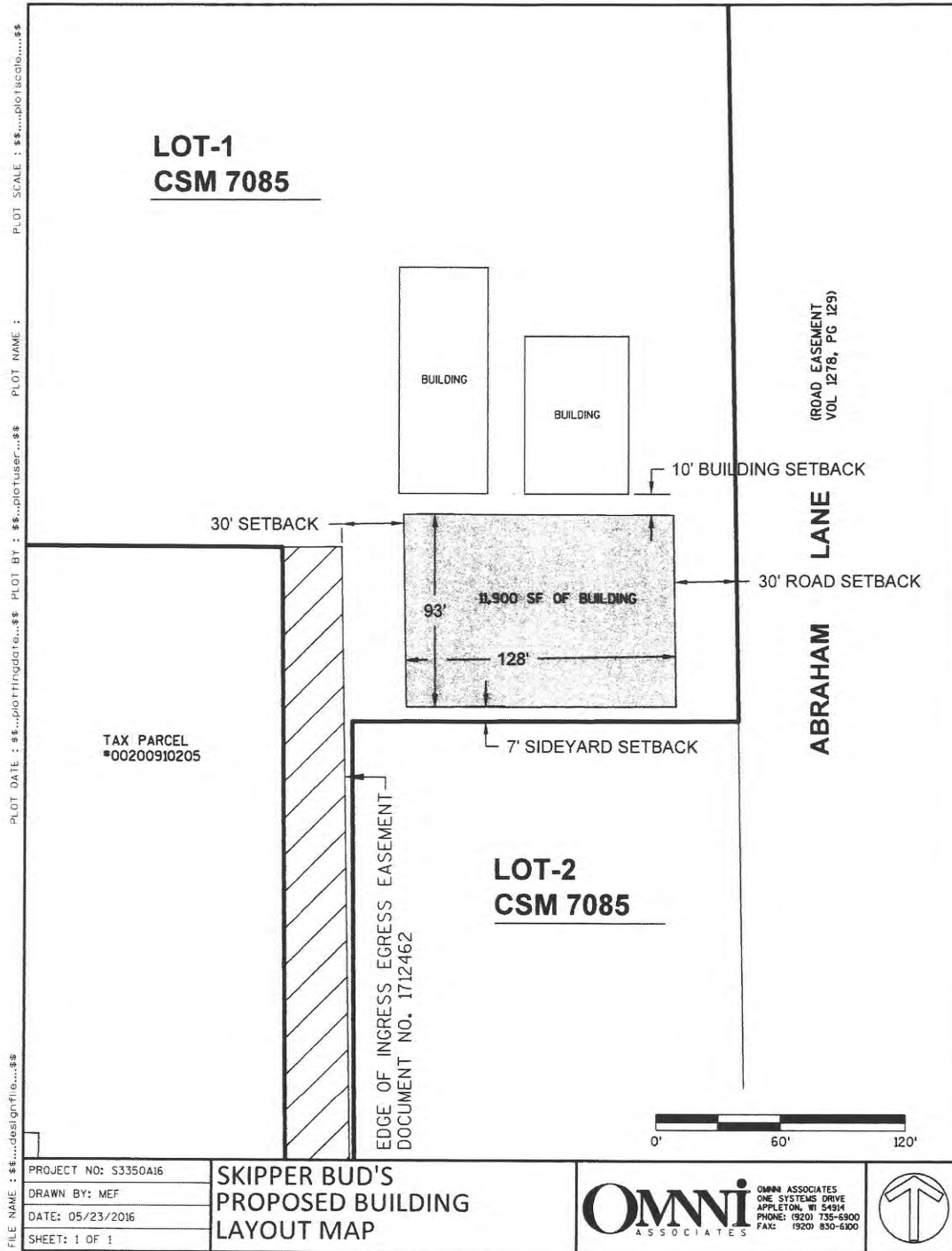
ARC™
(262) 542-8200

FORM ARC-101

1712714

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
05/11/2016 9:36 AM

CHRISTOPHER LARSON
DEPUTY REGISTER OF DEEDS
VOLI PG 7085
RECORDING FEE 30.00
PAGES: 4





Application #16-CU-3680

Date of Hearing:

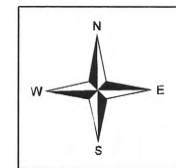
July 26, 2016

Owner(s):

Skipper Real Estate
Holdings Inc.

Subject Parcel(s):

00200860102 & 002008501



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



Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/26/2016

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 7/26/2016 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-3670

Applicant:
VOSS DUCK INN REAL ESTATE LLC
VOSS, DAVID G
VOSS, JANE
WHEATON, AUSTIN C
WHEATON, MARY B

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

Location of Premises:
7515 RICHTER LN
LARSEN, WI 54947

Tax Parcel No.:
032-0725
032-072506
032-073026

Legal Description:
Being a part of Government Lots 2 and 3, Section 36, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to R-1 (rural residential) to eliminate dual zoning as a condition of csm approval.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Floodplain
Shoreland
Wetlands

Current Zoning:

R-8 Manufactured/Mobile Home Park,
R-1 Rural Residential

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Property was used as mobile homes and single family residence. Land is now vacant.

Describe Proposed Use(s):

Single family residence.

Describe The Essential Services For Present And Future Uses:

Private well and septic. Existing street.

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

Main reason for re-zone is to remove dual zoning. Remove R-8.

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

Surrounding use is single family.

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.

RESOLUTION
of the
Town Board of the Town of WOLF RIVER
Winnebago County, Wisconsin

RE: Petition for the proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Official Map of the Town of WOLF RIVER.

Applicant:

VOSS DUCK INN REAL ESTATE LLC
VOSS, DAVID G
VOSS, JANE
WHEATON, AUSTIN C
WHEATON, MARY B

Agent:

SMITH, JAMES - MARTENSON & EISELE, INC.

Location of Premises Affected:

7515 RICHTER LN
LARSEN, WI 54947

Legal Description:

Being a part of Government Lots 2 and 3, Section 36, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Current Zoning:

R-8 Manufactured/Mobile Home Park,
R-1 Rural Residential

Proposed Zoning:

R-1 Rural Residential

Explanation:

Applicant is requesting a zoning map amendment to R-1 (rural residential) to eliminate dual zoning as a condition of csm approval.

Resolved, by the Town Board of the Town of WOLF RIVER, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby

☐ Approved ☐ Disapproved

Town Findings (Reasons):

1. The requested Zoning Map Amendment **DOES/DOES NOT** agree with the adopted plan. (Circle **DOES** or **DOES NOT**)

Other Findings:

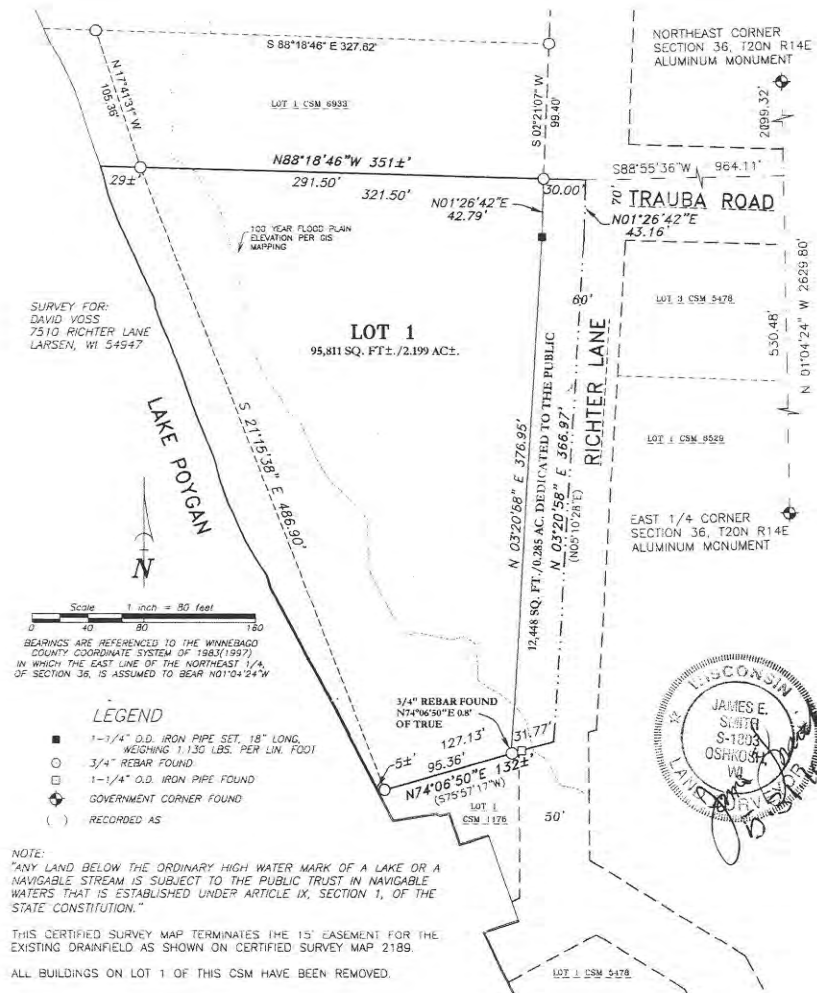
I, Susan Gilbert, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of WOLF RIVER.

DATED THIS _____ DAY OF _____, 20_____

#5699

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2189,
AND PART OF GOVERNMENT LOT 2, IN SECTION 36,
TOWNSHIP 20 NORTH, RANGE 14 EAST, TOWN OF
WOLF RIVER, WINNEBAGO COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



109 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-0791-011
FILE 0791011CSM SHEET 1 OF 3
This instrument was drafted by: DSL

Application #16-ZC-3670

Date of Hearing:

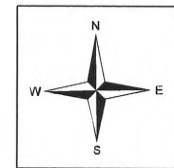
July 26, 2016

Owner(s):

Voss, David Jr. & Jane /
Wheaton, Austin & Mary, etal.

Subject Parcel(s):

0320725 / 032072506 /
032073026



Winnebago County
WINGS Project

Scale

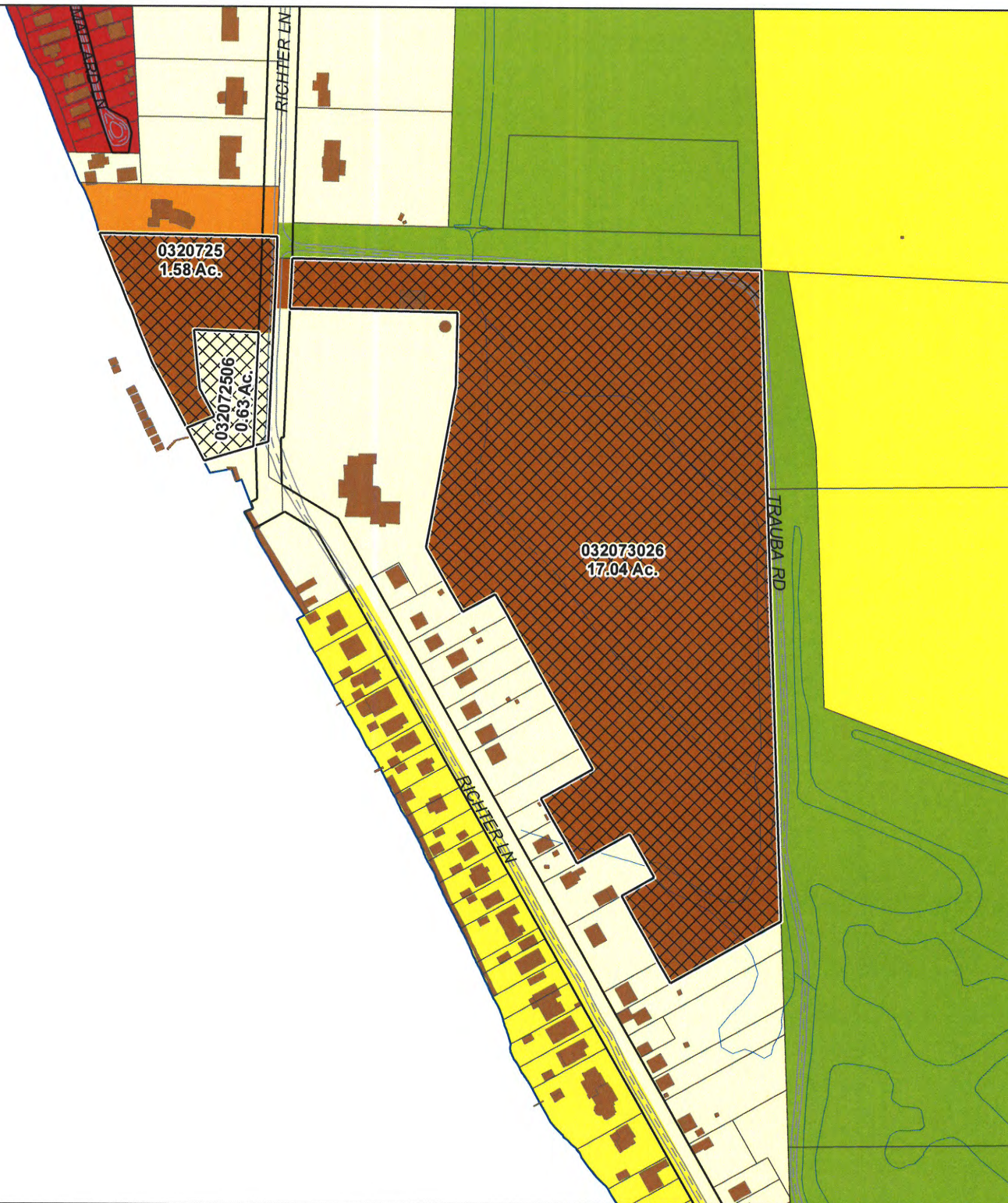
1 inch : 300 feet

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-3670

Date of Hearing:

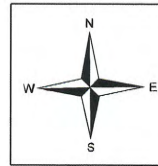
July 26, 2016

Owner(s):

Voss, David Jr. & Jane /
Wheaton, Austin & Mary, etal.

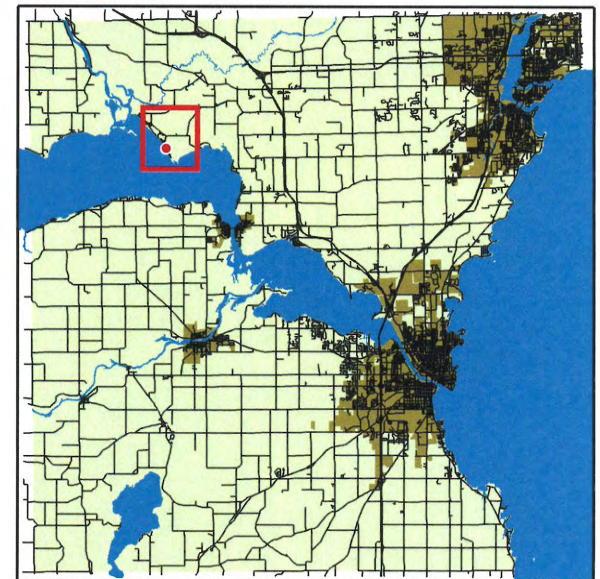
Subject Parcel(s):

0320725 / 032072506 / 032073026

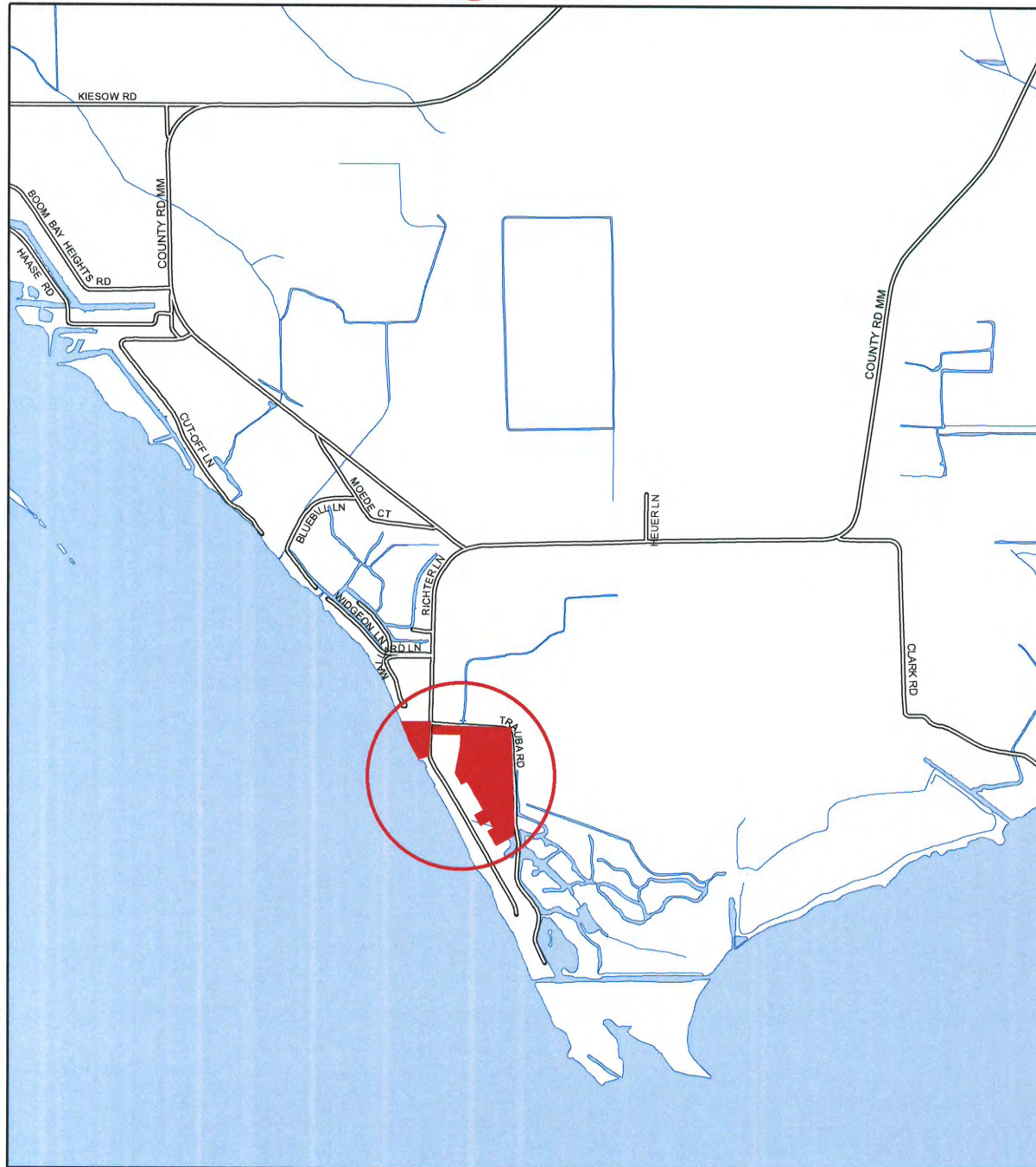


*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/26/2016

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 7/26/2016 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-3650

Applicant:
SYPEK, CYNTHIA A
SYPEK, EDWARD

Agent:
None

Location of Premises:
E OF PARCEL 026-0661-07 ON PAYNES POINT RD
NEENAH, WI 54956

Tax Parcel No.:
026-06610801

Legal Description:
Being a part of the Paynes Point subdivision, Lot 1, located in the S 1/2 of the NE 1/4, Section 16, Township 19 North, Range 17 East, Town of Vinland, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to R-2 (suburban residential) to eliminate dual zoning as condition of csm approval.

INITIAL STAFF REPORT

Sanitation:
System Required
Private System

Overlays:

Floodplain
Shoreland
Wetlands

Current Zoning:

R-1 Rural Residential

Proposed Zoning:

R-1 Rural Residential

Surrounding Zoning:

North: R-1

South: R-2

East: R-2

West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Empty treed lot with garden

Describe Proposed Use(s):

Empty treed lot with garden

Describe The Essential Services For Present And Future Uses:

n/a

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

n/a

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

Additional property of wooded lot, garden space.

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.

RESOLUTION
of the
Town Board of the Town of VINLAND
Winnebago County, Wisconsin

RE: Petition for the proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Official Map of the Town of VINLAND.

Applicant:

SYPEK, CYNTHIA A
SYPEK, EDWARD

Agent:

None

Location of Premises Affected:

E OF PARCEL 026-0661-07 ON PAYNES POINT RD
NEENAH, WI 54956

Legal Description:

Being a part of the Paynes Point subdivision, Lot 1, located in the S 1/2 of the NE 1/4, Section 16, Township 19 North, Range 17 East, Town of Vinland, Winnebago County, Wisconsin.

Current Zoning:

R-1 Rural Residential

Proposed Zoning:

R-1 Rural Residential

Explanation:

Applicant is requesting a zoning map amendment to R-2 (suburban residential) to eliminate dual zoning as condition of csm approval.

Resolved, by the Town Board of the Town of VINLAND, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby

☐ Approved ☐ Disapproved

Town Findings (Reasons):

1. The requested Zoning Map Amendment **DOES/DOES NOT** agree with the adopted plan. (Circle **DOES** or **DOES NOT**)

Other Findings:

I, Marilyn Fahrenkrug, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of VINLAND.

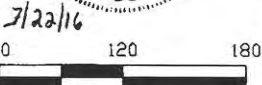
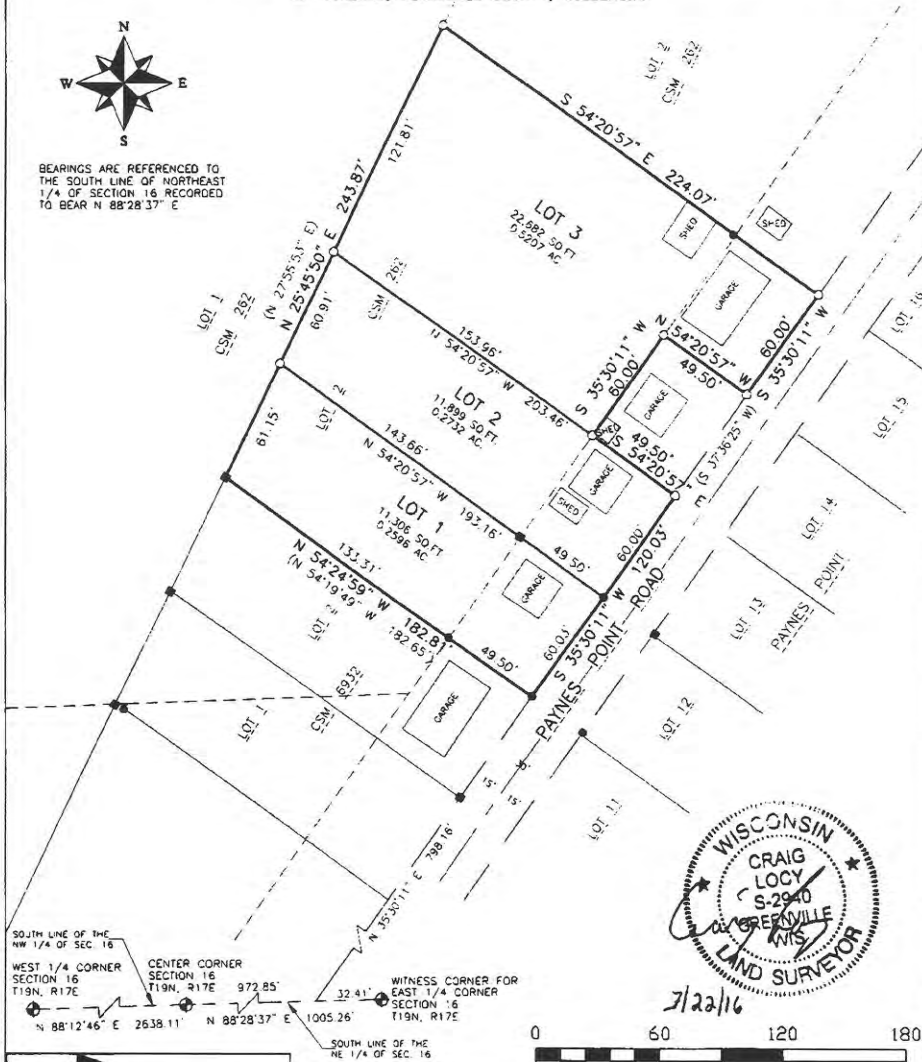
DATED THIS _____ DAY OF _____, 20_____

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP 262 AND PART OF LOT 1 OF PAYNES POINT PLAT, ALL BEING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.



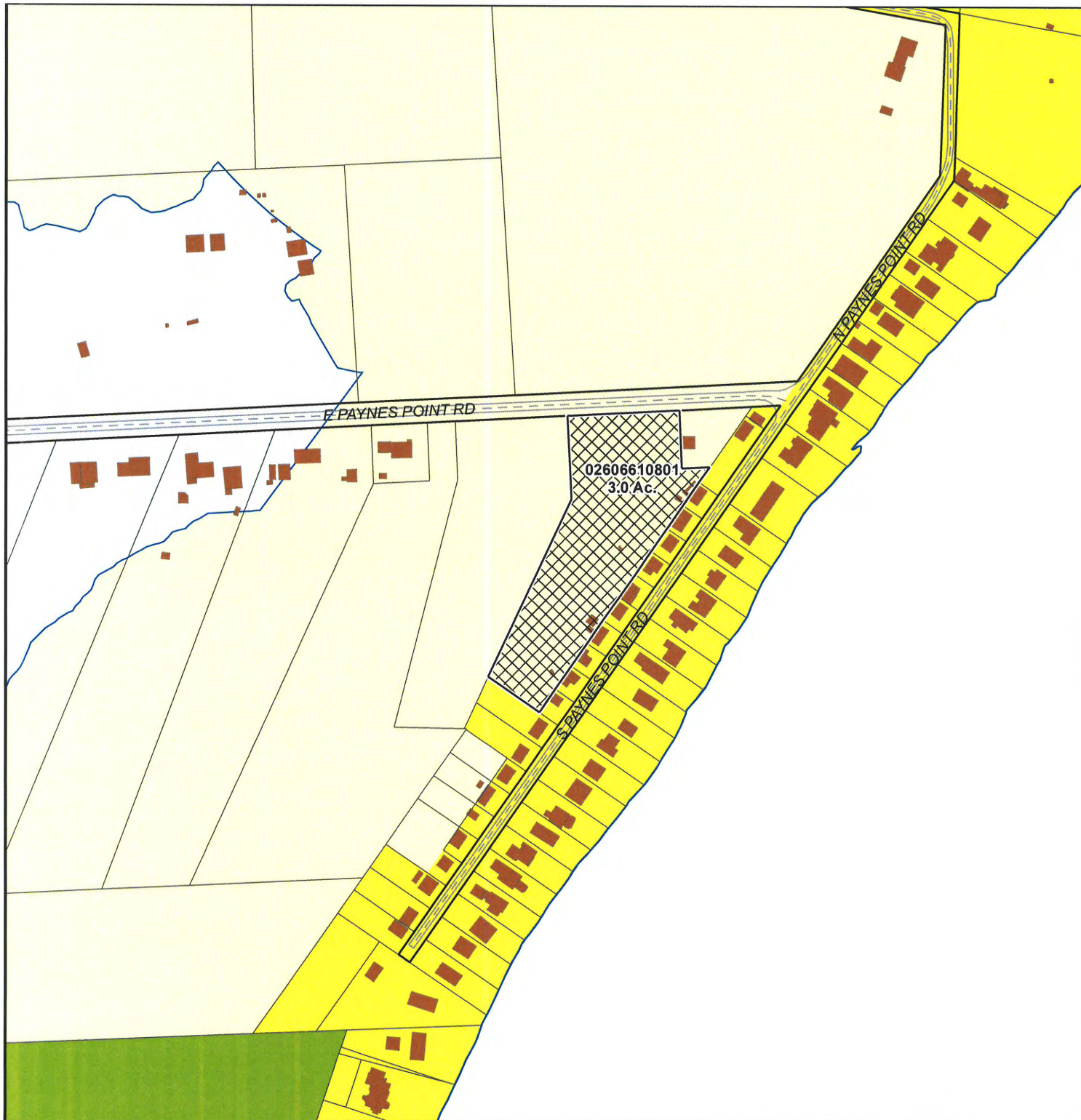
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF NORTHEAST 1/4 OF SECTION 16 RECORDED TO BEAR N 88°28'37" E



- LEGEND**
- SECTION CORNER
 - 3/4" x 18" IRON REBAR SET WEIGHING 1502 LBS PER LIN. FT.
 - 1" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - RECORDED AS



920.422.2829



Application #16-ZC-3650

Date of Hearing:

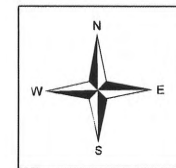
July 26, 2016

Owner(s):

Sypek, Edward A. & Cynthia A.

Subject Parcel(s):

02606610801



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

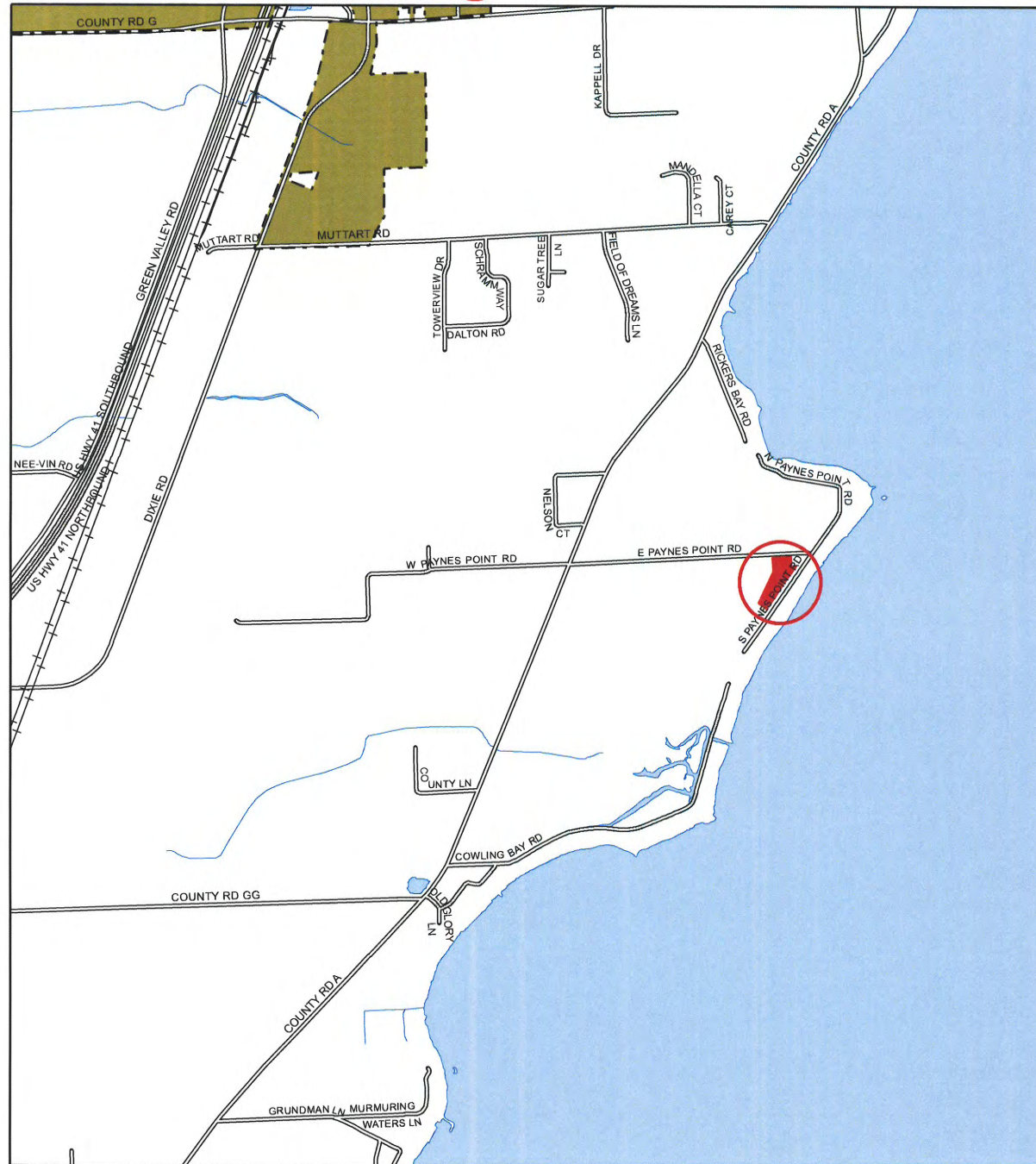
County Zoning Districts

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

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE



1 inch : 2,000 feet

Application #16-ZC-3650

Date of Hearing:

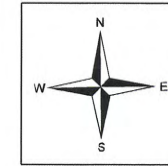
July 26, 2016

Owner(s):

Sypek, Edward A. & Cynthia A.

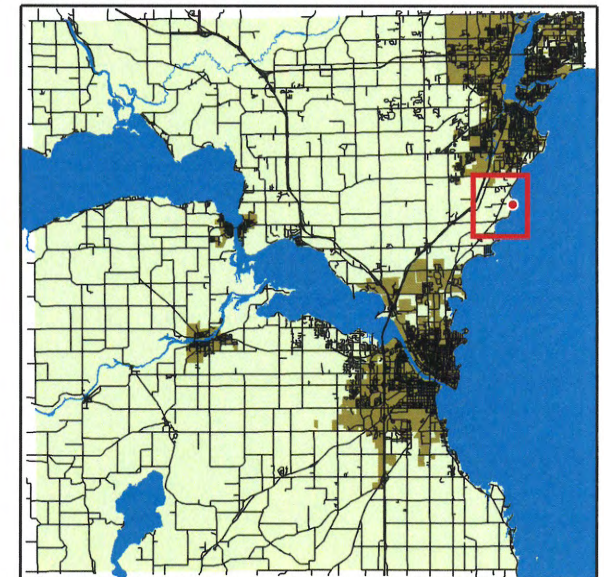
Subject Parcel(s):

02606610801



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

7/26/2016

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 7/26/2016 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-3660

Applicant:

EXPER AIRCRAFT ASSOC,

Agent:

None

Location of Premises:

W WAUKAU AVE
OSHKOSH, WI 54902

Tax Parcel No.:

012-0018
012-0016
012-001602
and others

Legal Description:

Being a part of the SW 1/4 of the NW 1/4 and the W 1/2 of the SW 1/4, Section 2, and part of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4, Section 3, and part of the NE 1/4, Section 10, and part of the E 1/2 of the SW 1/4, Section 11, all in Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a zoning map amendment to I-1 (light industrial) for the continued operation of an airport.

INITIAL STAFF REPORT

Sanitation:

System Required
Private System

Overlays:

Shoreland
Wetlands
Wittman Airport

Current Zoning:

R-1 Rural Residential,
I-1 Light Industrial,
B-3 Regional Business,
B-2 Community Business

Proposed Zoning:

I-1 Light Industrial

Surrounding Zoning:

North: I-1
South: R-1;A-2;A-1
East: I-1;A-2
West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Current properties listed are used to support annual AirVenture activities and other hosted events. These activities include camping, parking (aircraft and auto) and exhibit displays. This requires the use of buildings, infrastructure that includes roadways, and utilities to support operations.

Describe Proposed Use(s):

Continue to develop and use the site as needed to support AirVenture and hosted events, that may require the expansion of camping, parking (aircraft and auto) and exhibit displays as well as buildings and infrastructure.

Describe The Essential Services For Present And Future Uses:

Enhancements to the site have included sewer, water, and streets, and will continue as needed.

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

The proposed zoning change to I-1 would position EAA for further future site development as required under I-1, that would allow improvement to enhance the safety and operations of the site for all attendees, and guests.

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

Rezone would allow for compatibility to site development with parcels already located within the city as well as development along the corridor of Hwy 41, and venues across the highway.

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.

RESOLUTION
of the
Town Board of the Town of NEKIMI
Winnebago County, Wisconsin

RE: Petition for the proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Official Map of the Town of NEKIMI.

Applicant:
EXPER AIRCRAFT ASSOC,

Agent:
None

Location of Premises Affected:
W WAUKAU AVE
OSHKOSH, WI 54902

Legal Description:
Being a part of the SW 1/4 of the NW 1/4 and the W 1/2 of the SW 1/4, Section 2, and part of the NE 1/4, NW 1/4, SW 1/4, and SE 1/4, Section 3, and part of the NE 1/4, Section 10, and part of the E 1/2 of the SW 1/4, Section 11, all in Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Current Zoning:
R-1 Rural Residential,
I-1 Light Industrial,
B-3 Regional Business,
B-2 Community Business

Proposed Zoning:
I-1 Light Industrial

Explanation:
Applicant is requesting a zoning map amendment to I-1 (light industrial) for the continued operation of an airport.

Resolved, by the Town Board of the Town of NEKIMI, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby

☐ Approved ☐ Disapproved

Town Findings (Reasons):

1. The requested Zoning Map Amendment **DOES/DOES NOT** agree with the adopted plan. (Circle **DOES** or **DOES NOT**)

Other Findings:

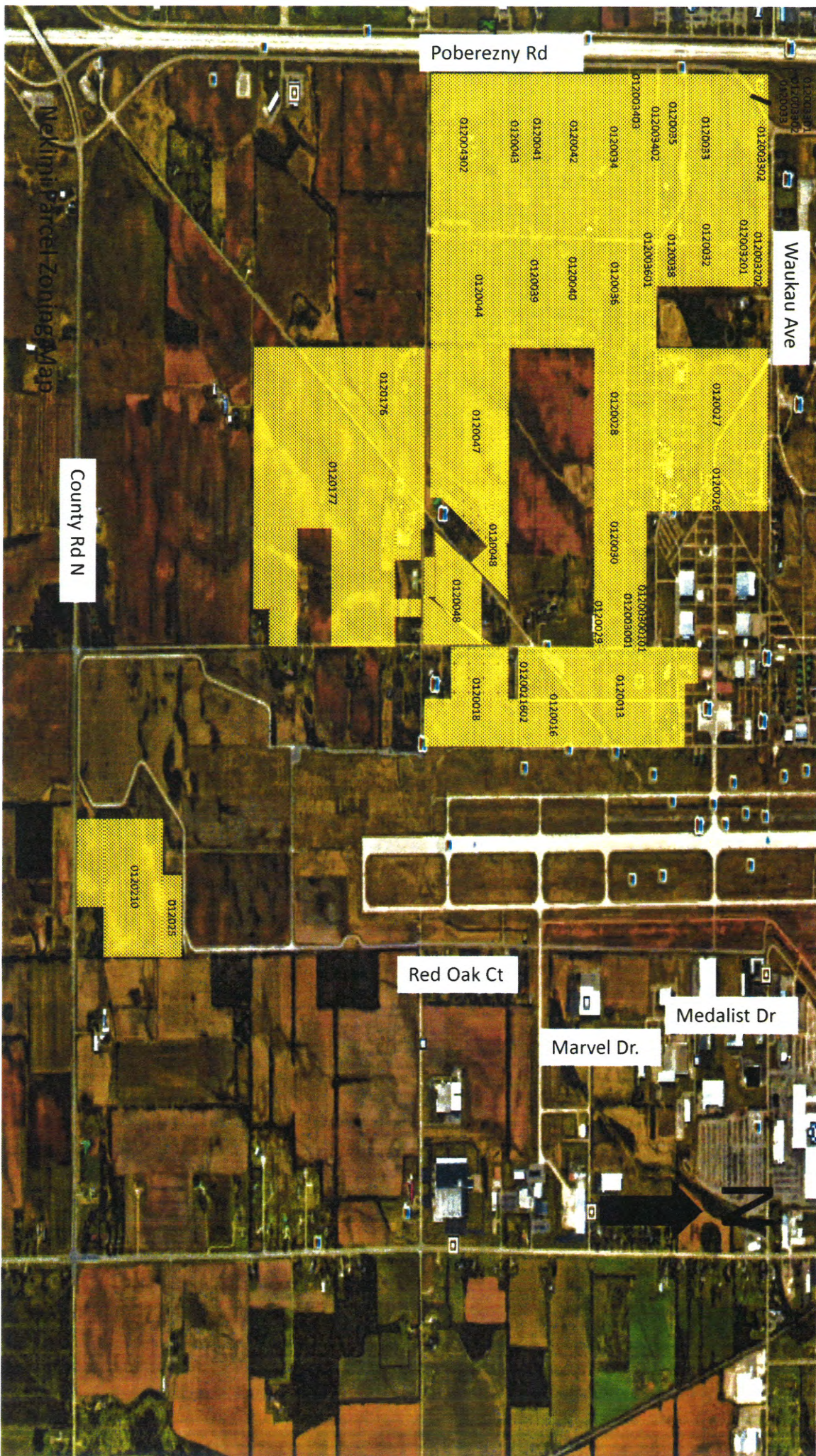
I, Kelsey Barthels, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of NEKIMI.

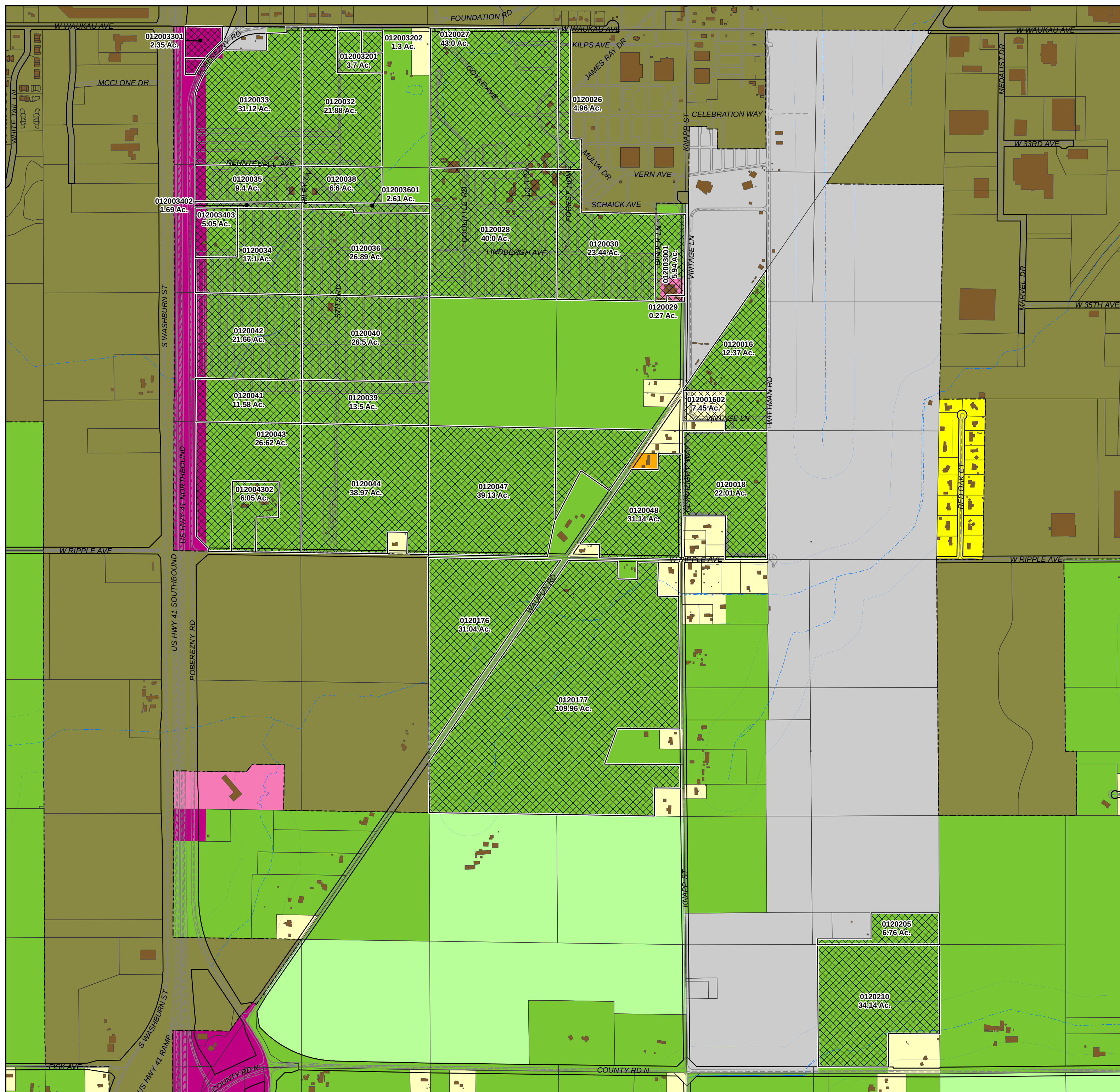
DATED THIS _____ DAY OF _____, 20_____

Experimental Aircraft Association, In
Summary of 2015 Tax Statements an
~~Town of Algoma~~ and Town of Nekimi

PARCEL NUMBER	TAXING ENTITY
*****	*****
012 0013 I-1	TOWN OF NEKIMI
012 0016 A-2	TOWN OF NEKIMI
012 001602 R-1, A-2	TOWN OF NEKIMI
012 0018 A-2	TOWN OF NEKIMI
012 0026 A-2	TOWN OF NEKIMI
012 0027 A-2	TOWN OF NEKIMI
012 0028 A-2	TOWN OF NEKIMI
012 0029 B-2	TOWN OF NEKIMI
012 0030 A-2	TOWN OF NEKIMI
012 003001 B-3, A-2	TOWN OF NEKIMI
012 0032 A-2	TOWN OF NEKIMI
012 003201 A-2	TOWN OF NEKIMI
012 003202 A-2	TOWN OF NEKIMI
012 0033 B-3	TOWN OF NEKIMI
012 003301 B-3	TOWN OF NEKIMI
012 003302 I-1	TOWN OF NEKIMI
012 0034 B-3, A-2	TOWN OF NEKIMI
012 003402 B-3, A-2	TOWN OF NEKIMI
012 003403 B-3, A-2	TOWN OF NEKIMI
012 0035 B-3, A-2	TOWN OF NEKIMI
012 0036 A-2	TOWN OF NEKIMI
012 003601 A-2	TOWN OF NEKIMI
012 0038 A-2	TOWN OF NEKIMI
012 0039 A-2	TOWN OF NEKIMI
012 0040 A-2	TOWN OF NEKIMI
012 0041 B-3, A-2	TOWN OF NEKIMI
012 0042 B-3, A-2	TOWN OF NEKIMI
012 0043 B-3, A-2	TOWN OF NEKIMI
012 004302 A-2	TOWN OF NEKIMI
012 0044 A-2	TOWN OF NEKIMI
012 0047 A-2	TOWN OF NEKIMI
012 0048 A-2	TOWN OF NEKIMI
012 0176 A-2	TOWN OF NEKIMI
012 0177 A-2	TOWN OF NEKIMI
012 0205 A-2	TOWN OF NEKIMI
012 0210 A-2	TOWN OF NEKIMI
012 R 0038 A-2	TOWN OF NEKIMI

3950
Wayn Rd
(North, East and
including 3950
Wayn Rd)





Application #16-ZC-3660

Date of Hearing:

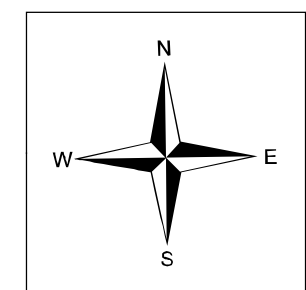
July 26, 2016

Owner(s):

EAA

Subject Parcel(s):

0120016 / 012001602 /
0120018 / 0120026 /
0120027 / 0120028 /
0120029 / 0120030 /
012003001 / 0120032 /
012003201 / 012003202 /
0120033 / 012003301 /
0120034 / 012003402 /
012003403 / 0120035 /
0120036 / 012003601/
0120038 / 0120039 /
0120040 / 0120041 /
0120042 / 0120043 /
012004302 / 0120044 /
0120047 / 0120048 /
0120176 / 0120177 /
0120205 / 0120210



Winnebago County
WINGS Project

Scale
1 inch : 700 feet

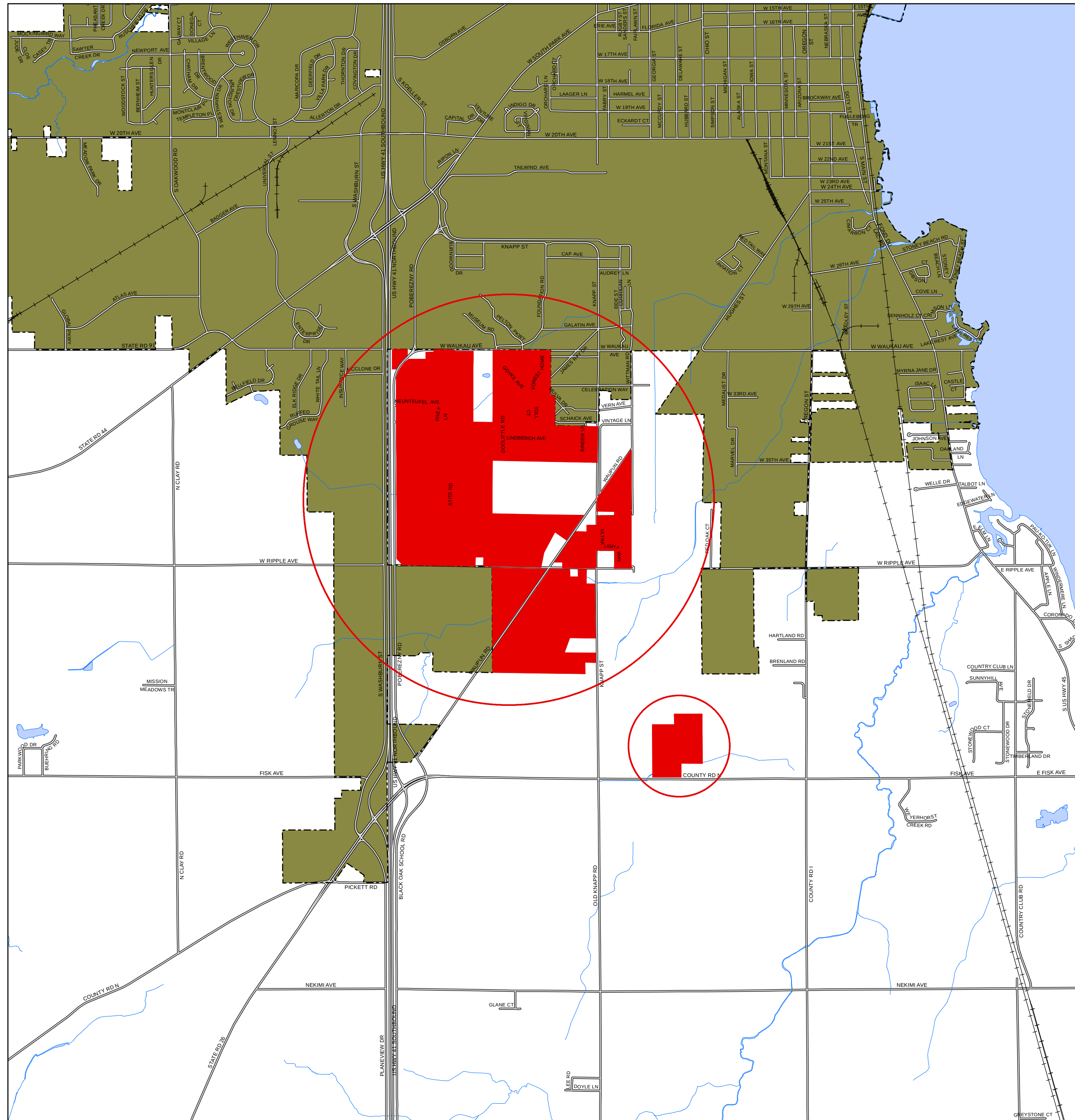
County Zoning Districts

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 #16-ZC-3660

Date of Hearing:

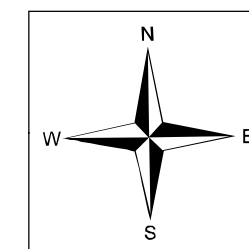
July 26, 2016

Owner(s):

EAA

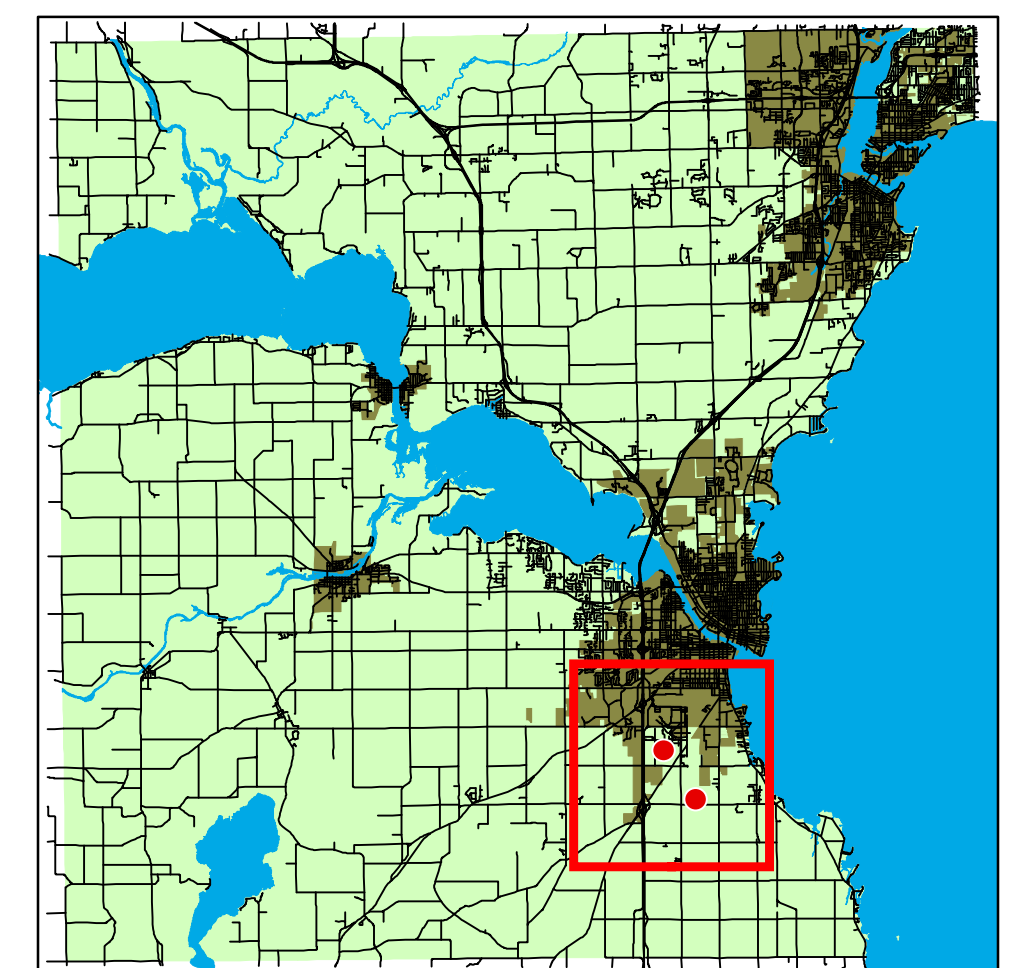
Subject Parcel(s):

0120016 / 012001602 / 0120018 / 0120026 /
0120027 / 0120028 / 0120029 / 0120030 /
012003001 / 0120032 / 012003201 / 012003202 /
0120033 / 012003301 / 0120034 / 012003402 /
012003403 / 0120035 / 0120036 / 012003601/
0120038 / 0120039 / 0120040 / 0120041 /
0120042 / 0120043 / 012004302 / 0120044 /
0120047 / 0120048 / 0120176 / 0120177 /
0120205 / 0120210



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 7/26/2016

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 7/26/2016 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-3690

Applicant:
WACHHOLZ LIV TST, LINDA A
WACHHOLZ LIV TST, RONALD C

Agent:
SCHMID JR, WALTER - WALTER SCHMID EXCAVATING

Location of Premises:
NEKIMI AVE
OSHKOSH, WI 54902

Tax Parcel No.:
012-025001

Legal Description:
Being a part of the SW 1/4 of the SW 1/4, Section 15, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a zoning map amendment to I-1 (light industrial) 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: A-2
South: R-1;A-2
East: A-2
West: I-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):
Farm

Describe Proposed Use(s):
Light Industrial/Commercial

Describe The Essential Services For Present And Future Uses:
Septic and well will be installed.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Already adjoins to I-1 property.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Proposed use will be contractor storage and yard. Blends in with current I-1 properties in area.

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.

RESOLUTION
of the
Town Board of the Town of NEKIMI
Winnebago County, Wisconsin

RE: Petition for the proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Official Map of the Town of NEKIMI.

Applicant:

WACHHOLZ LIV TST, LINDA A
WACHHOLZ LIV TST, RONALD C

Agent:

SCHMID JR, WALTER - WALTER SCHMID EXCAVATING

Location of Premises Affected:

NEKIMI AVE
OSHKOSH, WI 54902

Legal Description:

Being a part of the SW 1/4 of the SW 1/4, Section 15, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Current Zoning:

A-2 General Agriculture

Proposed Zoning:

I-1 Light Industrial

Explanation:

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

Resolved, by the Town Board of the Town of NEKIMI, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby

☐ Approved ☐ Disapproved

Town Findings (Reasons):

1. The requested Zoning Map Amendment **DOES/DOES NOT** agree with the adopted plan. (Circle **DOES** or **DOES NOT**)

Other Findings:

I, Kelsey Barthels, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of NEKIMI.

DATED THIS _____ DAY OF _____, 20_____



Application #16-ZC-3690

Date of Hearing:

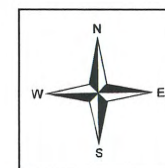
July 26, 2016

Owner(s):

Ronald C. and Linda A.
Wachholz Living Trust

Subject Parcel(s):

012025001



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

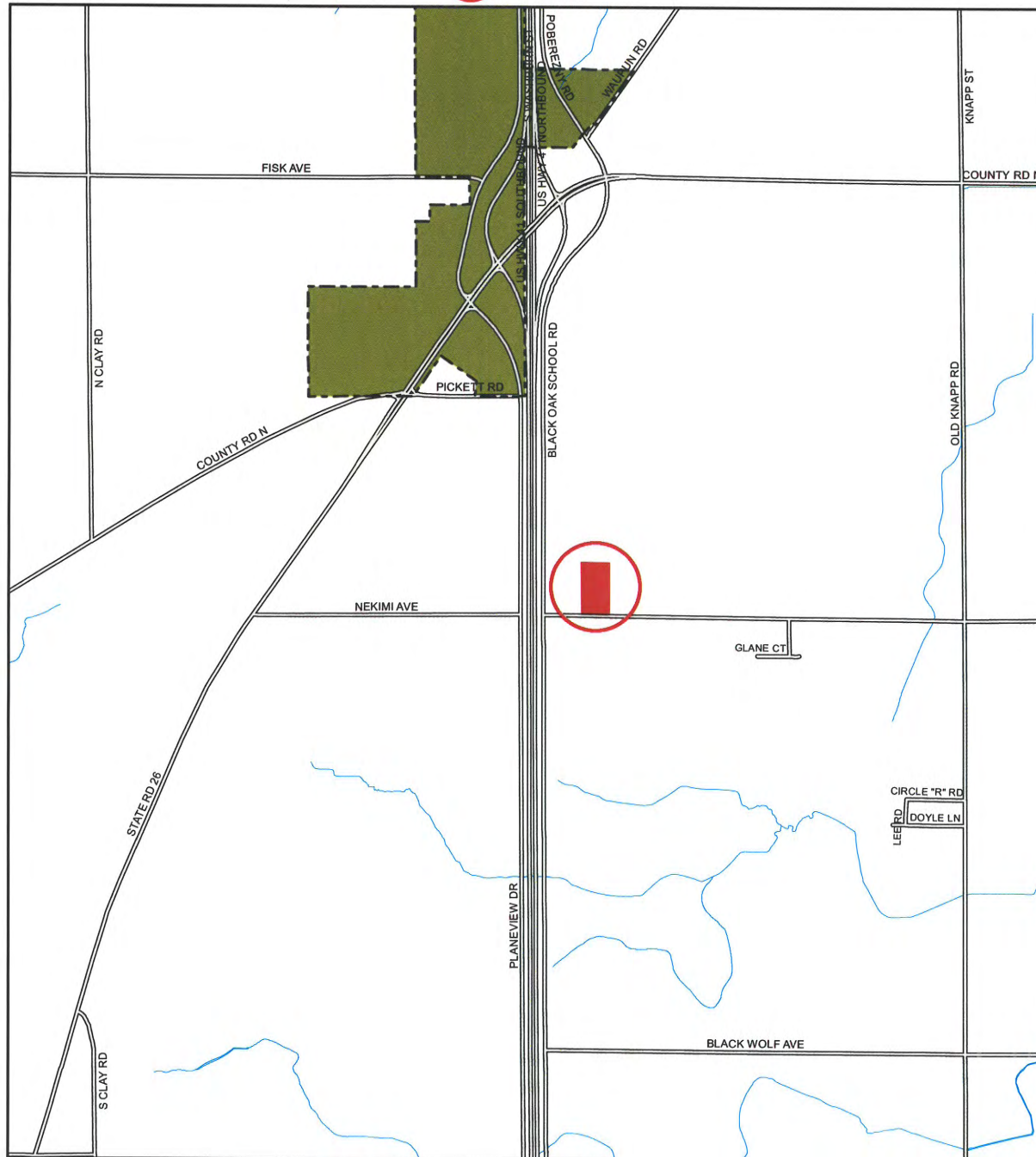
County Zoning Districts

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

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE



1 inch : 2,000 feet

Application #16-ZC-3690

Date of Hearing:

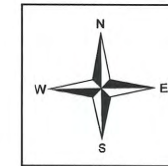
July 26, 2016

Owner(s):

Ronald C. and Linda A.
Wachholz Living Trust

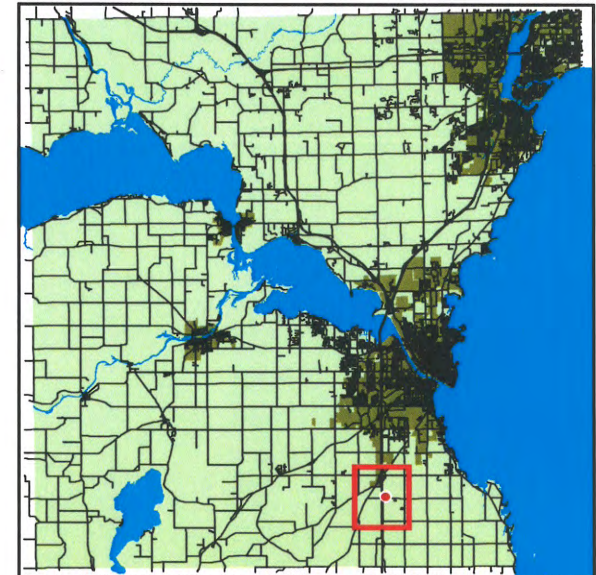
Subject Parcel(s):

012025001



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY