

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 9/28/2021

### 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 9/28/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

- **Join Zoom Meeting:** <https://us02web.zoom.us/j/87359235533?pwd=MURDRW9aZ3RMVDZ0bHpTdFZlZlpoUT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

*Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.*

### INFORMATION ON ZONING MAP AMENDMENT REQUEST

**Application No.:**  
2021-ZC-5830

**Applicant:**  
LEON C LUKER REV TST; ANN M LUKER REV TST

**Agent:**  
FRUEH, BILL - FRUEH CONSULTING SERVICES LLC

**Location of Premises:**  
SOUTH OF 7440 SWISS RD  
OSHKOSH, WI 54902

**Tax Parcel No.:**  
004-0503; 004-0503-06

**Legal Description:**  
Being all of Lot 2 of CSM-7791, located in part of the NW 1/4 of the SE 1/4, Section 31, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Explanation:**  
Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new parcel.

**INITIAL STAFF REPORT**

**Sanitation:**

System Required  
Private System

**Overlays:**

Floodplain; Shoreland; Wetlands

**Current Zoning:**

A-2 General Agriculture

**Proposed Zoning:**

R-1 Rural Residential

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** A-2

**West:** N/A

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Agriculture

**Describe Proposed Use(s):**

An extension of an existing R-1 parcel, one acre in size, to include an additional acre.

**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:**

Request is for an extension eastward of currently zoned R-1 parcel

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

Extension of current zoning to make lot 2 larger.

**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

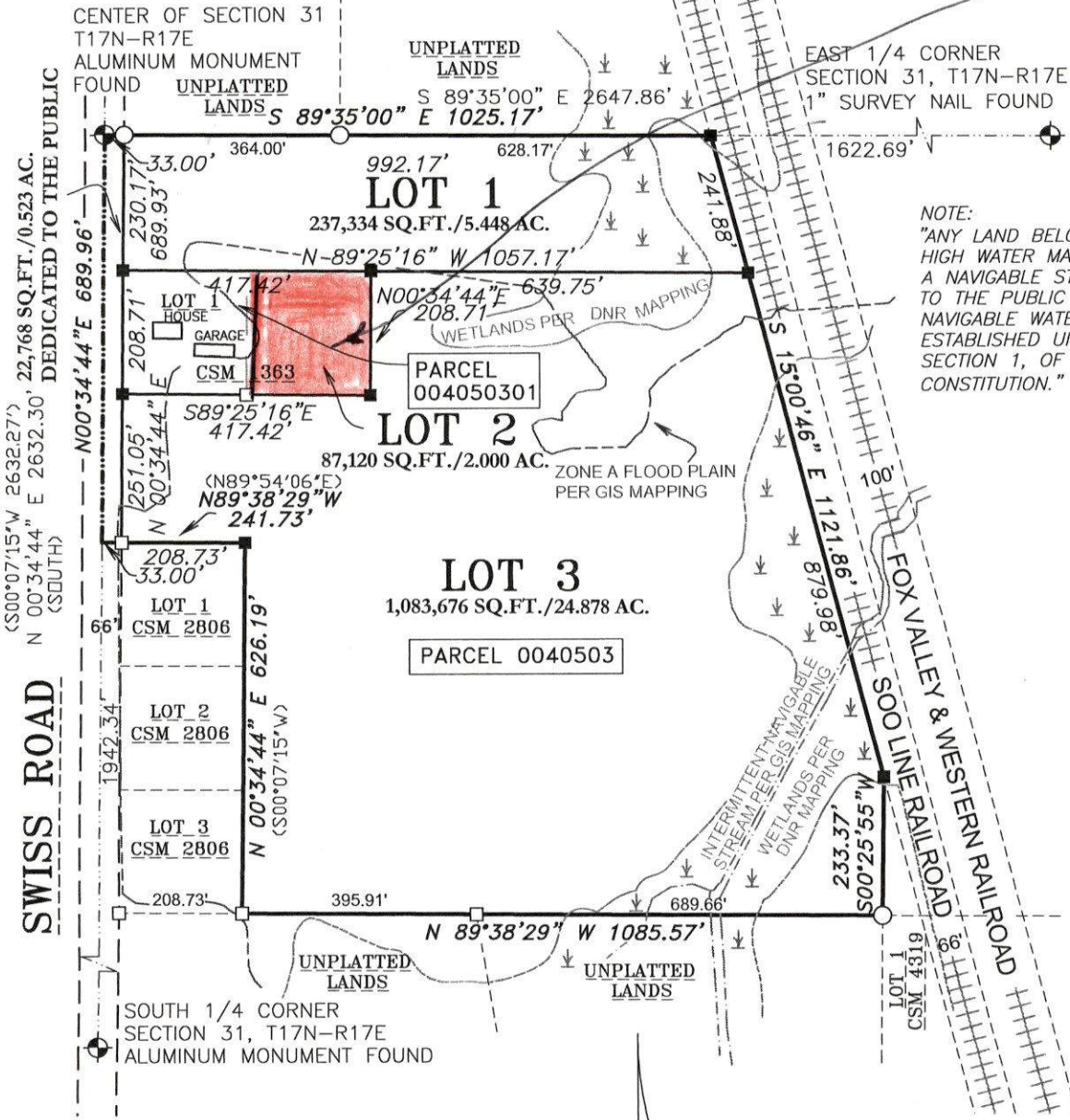
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 1363,  
AND PART OF THE NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 17  
NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF,  
WINNEBAGO COUNTY, WISCONSIN.

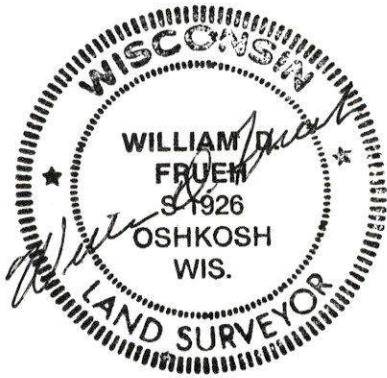
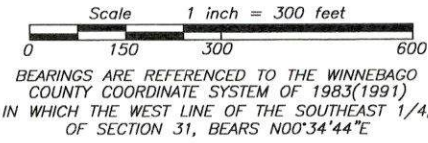
Area of  
REQUIRED  
ZONING  
CHANGE

SURVEY FOR:  
LEON LUNKER  
7558 SWISS ROAD  
OSHKOSH, WI 54902

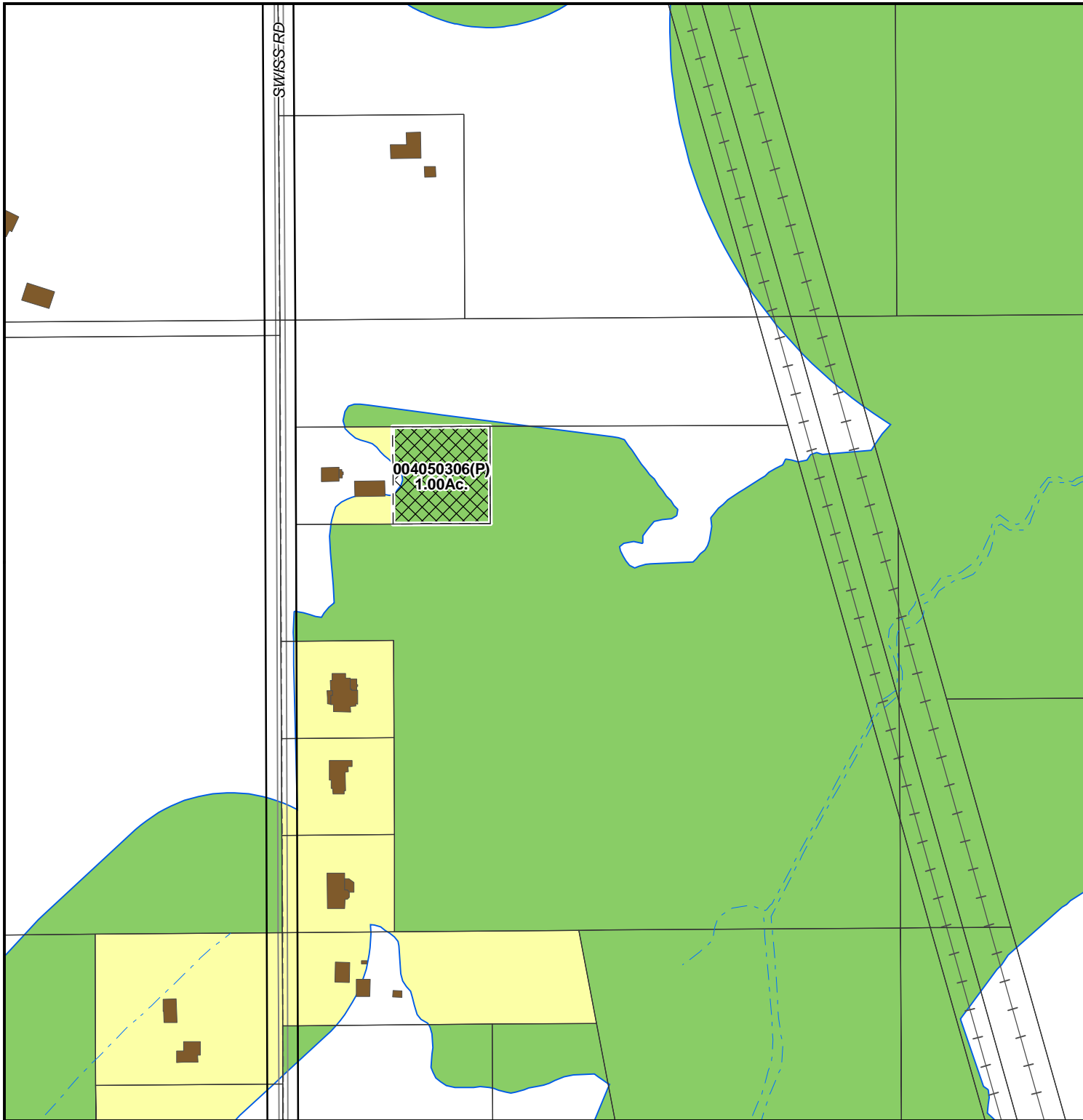


LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER FOUND
- ( ) RECORDED AS



**FRUEH CONSULTING SERVICES, LLC**  
ENGINEERING AND LAND SURVEYING  
P. O. Box 282, Oshkosh, Wisconsin 54902  
TELEPHONE (920) 235-0279

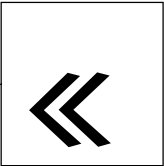


**Application #21-ZC-5830**

Date of Hearing:  
September 28, 2021

Owner(s):  
MAES, WESLEY B /  
NIEMEYER, HOLLY J

Subject Parcel(s):  
004050306(P)



Winnebago County  
WINGS Project

**Scale**  
1 inch : 300 feet

**County Zoning Districts**

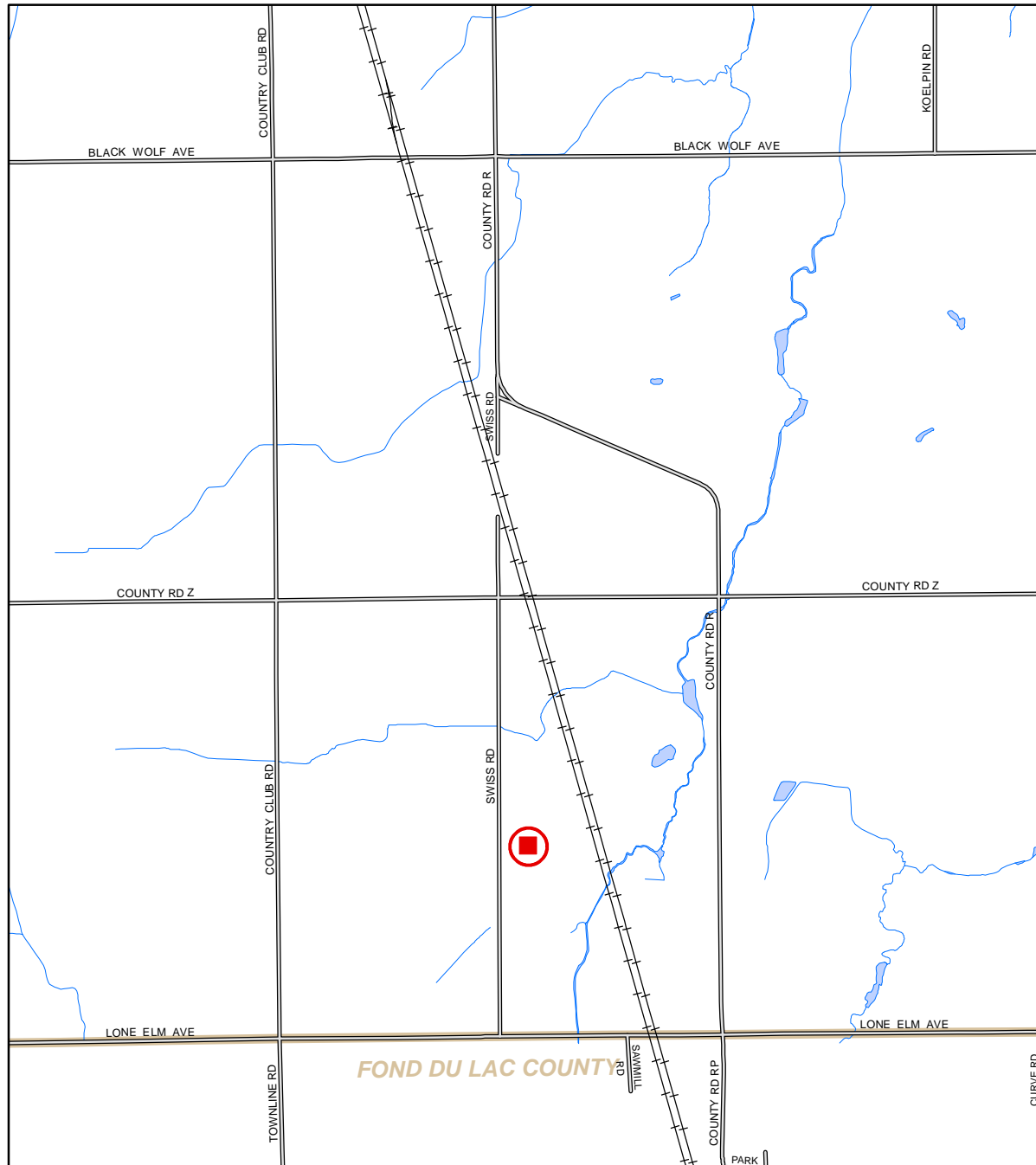
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

**Application #21-ZC-5830**

Date of Hearing:

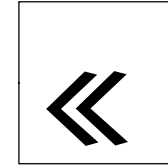
September 28, 2021

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NIEMEYER, HOLLY J

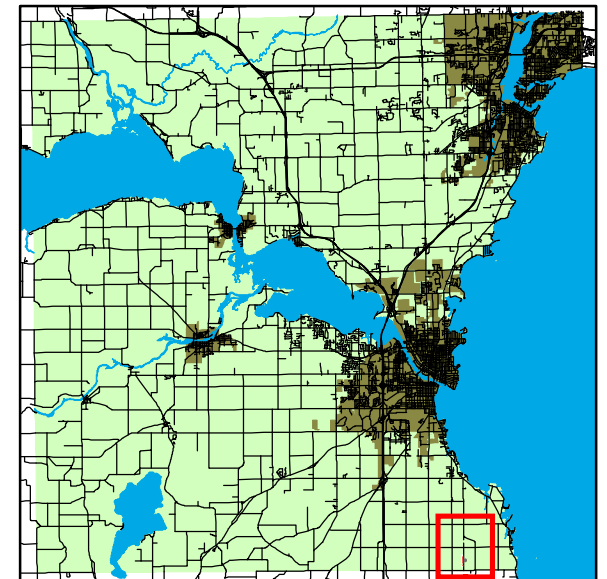
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Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 9/28/2021

### 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 9/28/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

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- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

**Additional Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

### INFORMATION ON CONDITIONAL USE REQUEST

**Application No.:** 2021-CU-5900

**Applicant:** MOLLY C BECK, PATRICIA A RATAJCZAK, STEVEN T RATAJCZAK, MATTHEW J ZIEGENHAGEN

**Agent:** MASLANKA, ABBY - MARTENSON & EISELE INC

**Location of Premises:** NE CORNER REIGHMOOR RD & STATE RD 21, OMRO, WI 54963

**Tax Parcel No.:** 016-038505(p) 016-038504(p) 016-0385(p)

**Legal Description:** Being all of Lots 7 and 8 of CSM-4494 and Lot 9 of CSM-4502, located in part of the SW 1/4 of the NE 1/4, Section 14, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

**Code Reference:** 23.8-402 & Article 7, Division 6

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit for the construction of personal storage units.

## INITIAL STAFF REPORT

**Sanitation:** System Required; Private System

**Overlays:** None

**Current or Proposed Zoning:** B-3 Regional Business

**Code Reference:** 23.8-402 & Article 7, Division 6

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit for the construction of personal storage units.

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** A-2

**West:** R-1;B-3

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe the Proposed Use:**  
SEE ATTACHED.

**Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:**  
SEE ATTACHED.

## 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.

**CONDITIONAL USE APPLICATION**

Responses may be typed on a separate sheet and attached to this form.

**Applicant, please fill out of all the questions in your own words.**

**C-1 Describe the proposed use:**

The proposed use for the site is self storage units. Phase 1 will consist of four buildings and associated drive aisles: one 65' x 206' building and three 50' x 206' buildings each consisting of approximately 40+/- units.

No hazardous materials will be stored onsite.

A stormwater management pond to the northeast will treat runoff per the Winnebago County Stormwater Ordinance.

**C-2 Describe how the proposed use will not have adverse effects on surrounding property:** (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard, and electrical interference.)

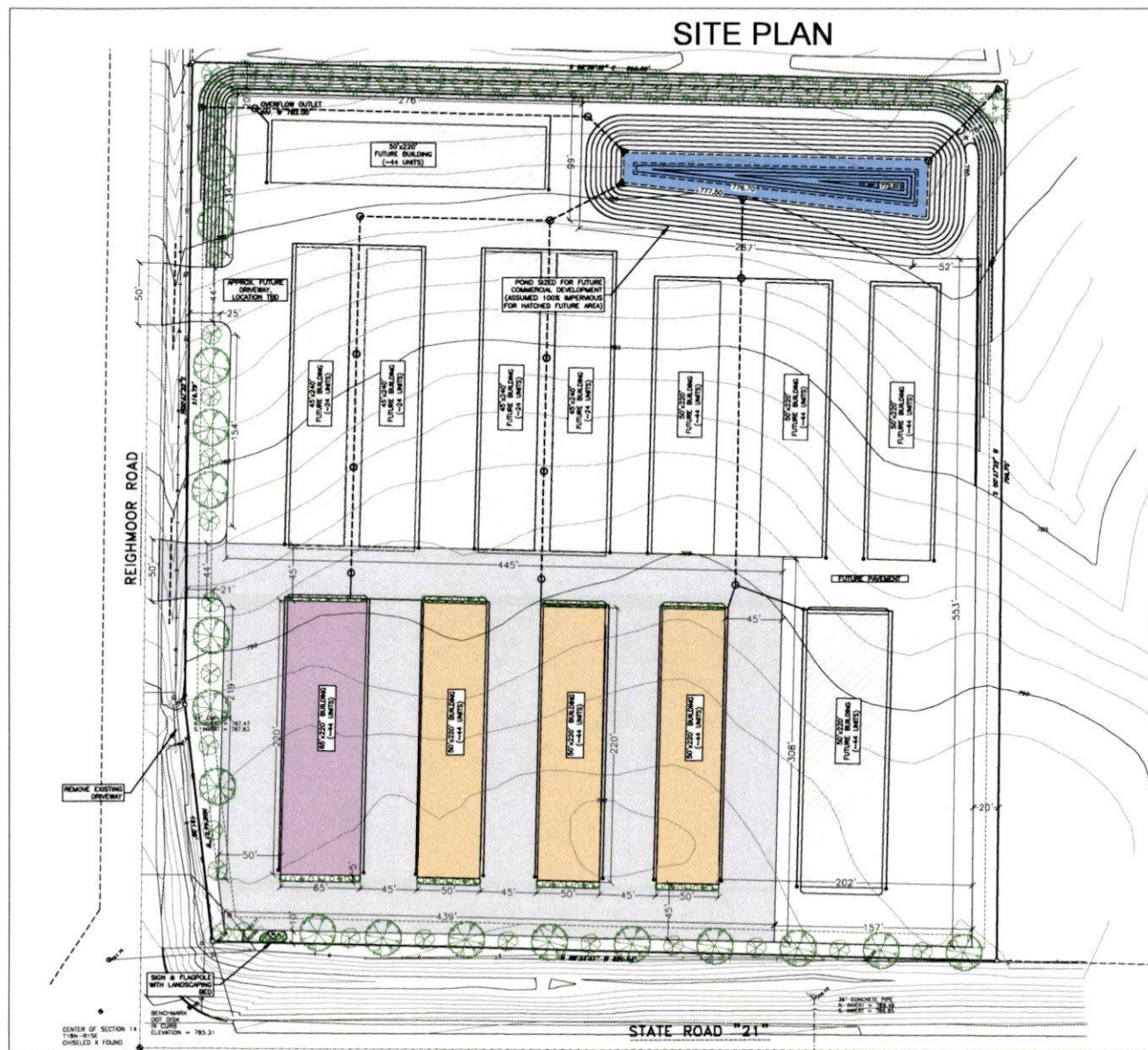
Traffic safety will be maintained via wide drive aisles at least 45' wide with sufficient space to pass idling vehicles. Required landscaping will be planted and maintained in such a way to prevent obstructing sight views. During the future civil design phase, the Engineer will continue to coordinate with the WisDOT regarding future potential plans for a roundabout or J-turns at the Reighmoor Rd - STH-21 intersection.

The site development will minimize environmental impacts. The existing site is farmland. A wetland delineation was conducted onsite and found no wetlands. The natural "split" flow paths of the property to the east and west will be maintained by the proposed wet pond and storm sewer overflow structure.

A lighting plan will be designed to prevent light encroachment along property line to the maximum extent practicable. In addition, frontage and bufferyard landscaping will be planted per Winnebago County Zoning Code, which will provide light and sight screening.



1



 PROPOSED LAND USE  
 FUTURE LAND USE  
 (TO BE DETERMINED, NOT FINAL LAYOUT)

## SITE/PROJECT INFORMATION

PROPERTY ADDRESS:  
REIGHMOOR RD - 5TH-21  
OWIRO, WI 54983  
PARCEL ID: TBD (PART OF 016038504,  
016038505, AND 0160385)

## SITE DATA

TOTAL SITE AREA = 406,768 SF (10.488 AC)

EXISTING OPEN SPACE = 0 SF  
EXISTING PAVEMENT = 0 SF  
EXISTING ROOFTOP = 0 SF  
EXISTING IMPERVIOUS COVERAGE = 0%

PROPOSED OPEN SPACE = 321,569 SF  
PROPOSED PAVEMENT = 81,066 SF  
PROPOSED ROOFTOP = 104,132 SF  
PROPOSED IMPERVIOUS COVERAGE = 29.6%

FUTURE OPEN SPACE = 68,827 SF  
FUTURE PAVEMENT (EST.) = 222,320 SF  
FUTURE ROOFTOP (EST.) = 145,621 SF  
FUTURE IMPERVIOUS COVERAGE = 60.6%

EXISTING LAND USE

AGRICULTURAL

### LANDSCAPING REQUIREMENTS

WINNEBAGO COUNTY CODE OF ORDINANCES

## ZONING DATA

CURRENT ZONING DISTRICT:  
B-3 GENERAL BUSINESS DISTRICT

## ENVIRONMENTAL

WETLAND DELINEATION CONDUCTED ON  
8/3/2021 BY MARTENSON & EISELE,  
INC. DID NOT ENCOUNTER ANY  
WETLANDS ONSITE.

## OWNER/APPLICANT:

FOX STORAGE, LLC  
ATTN: TIM ZILLIGES  
1990 W. SNELL ROAD  
OSHKOSH, WI 54904  
PHONE: (920) 378-1000  
timz@zilliges.com

ENGINEER:

WARTENSON & EISELE, INC.  
ATTN: JACK ROHEISON, P.E.  
ABBY MASLANKA, P.E.  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
jack@wartenson-eisele.com  
abby@me.com

PHONE: (920) 731-0381

**ARCHITECT**

**T80**

**NRCS SOILS**

**KnB** - Keokaunee silt loam,  
Clayey substratum  
Hydrologic Soil Type C

**OmB** - Omro clay loam,  
Clayey substratum  
Hydrologic Soil Type C

**MaA** - Monona silty clay loam,  
Clayey substratum  
Hydrologic Soil Type D

#### LEGAL DESCRIPTION

TBD (CSM PROPOSED)

SECTION 14, TOWNSHIP 18 NORTH,  
RANGE 16 EAST, TOWN OF OMIRO,  
WINNEBAGO COUNTY, WISCONSIN.

## SITE PLAN NOTES

1. ALL WORK MATERIALS SHALL COMPLY WITH ALL TOWNS OF OMAHA AND WINNEBAGO COUNTY REGULATIONS AND CODES.
2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SUBSOIL, AND WATER.
3. ALL DISRUPTED AREAS ARE TO BE RECLAIMED TO ORIGINAL GRADE OR ESTABLISHED GRADE.
4. ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, EXISTING DRIVEWAYS, AND SIDEWALKS.
6. ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY AGRICULTURAL AND SOILS SHALL BE INCLUDED IN BASE BID.
7. ALL HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF.
8. ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
9. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBANCE ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE CITY OF OMAHA.

**TOPOGRAPHIC LEGEND**

- [illegible]

NOT FOR CONSTRUCTION

**Martenson & Eisele, Inc.**  
Planning  
1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
Surveying  
Engineering  
Architecture  
920.731.0381 1.800.236.0381

[illegible]

**SITE PLAN**  
**FOX STORAGE UNITS**  
TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	07-28-2021

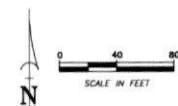
COMPUTER FILE

0-0829-036de

DRAWING NO.  
C1.1



## DRAINAGE FEASIBILITY



-  PROPOSED LAND USE
-  FUTURE LAND USE  
(TO BE DETERMINED, NOT FINAL LAYOUT)

DRAINAGE FEASIBILITY ELEVATIONS

ELEVATIONS ARE SHOWN FOR THE PURPOSES OF FUTURE DEVELOPMENT FEASIBILITY ONLY. BUILDING, PAVEMENT, POND AND OTHER ELEVATION POINTS AND CONTOURS ARE SUBJECT TO CHANGE. PROPOSED STORM SEWER UTILITY PATHS ARE SUBJECT TO CHANGE.

THE DRAINAGE AND UTILITY PLANS WILL BE  
FINALIZED PRIOR TO SITE PLAN SUBMITTAL.

[illegible]

NOT FOR CONSTRUCTION

**Martenson & Eisele, Inc.**  
Planning  
1377 Midway Road  
Environmental  
Minneapolis, MN 55452  
Surveying  
www.martenson-eisele.com  
Engineering  
info@martenson-eisele.com  
Architecture  
920.731.0381 1.800.236.0381

DRAINAGE FEASIBILITY  
FOX STORAGE UNITS

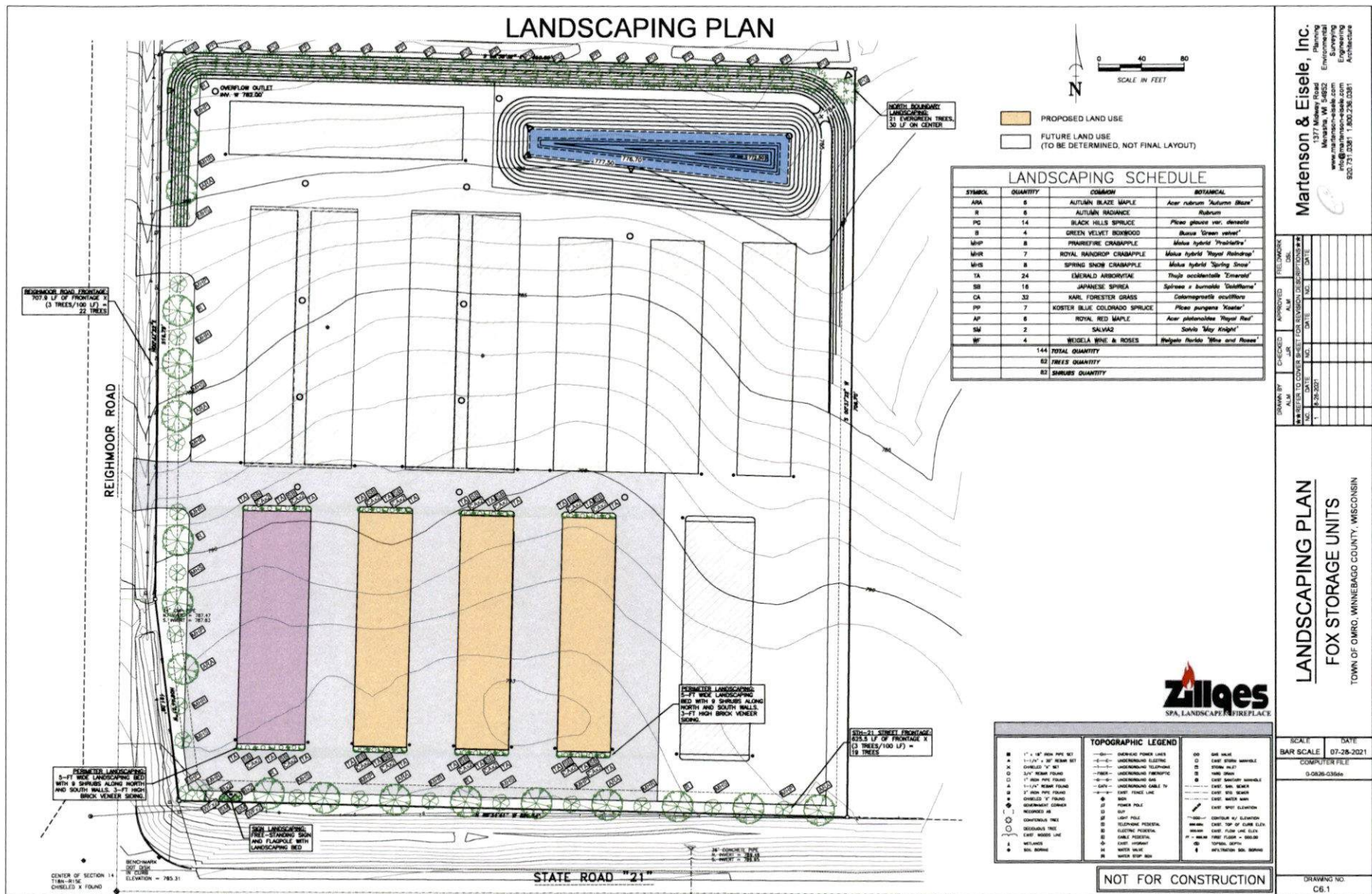
TOWN OF OMIRO, WINNEBAGO COUNTY, WISCONSIN

DRAWN BY		CHECKED		APPROVED		FIELDWORK	
NO.	DATE	JUR.	ALW.	ALW.	ALW.	DIS.	DATE
***REFER TO COVER SHEET FOR REVISION DESCRIPTIONS***							
1	9-25-2021						

SCALE	DATE
BAR SCALE	07-28-202
COMPUTER FILE	

DRAWING NO.  
C3.1

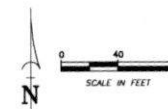




**Martenson & Eisele, Inc.**  
 1377 Main Street  
 Menasha, WI 54952  
 Environmental  
 Engineering  
 www.martensoneisele.com  
 920.731.0381 • 1.800.236.0381

**LANDSCAPING PLAN**  
**FOX STORAGE UNITS**  
 TOWN OF OPMO, MINNEBAGO COUNTY, WISCONSIN

SCALE: DATE:  
 BAR SCALE 07-26-2021  
 COMPUTER FILE  
 0-000-0366  
 DRAWING NO.  
 C6.1



LUMINAIRE SCHEDULE			
CALLOUT	LAMP	DESCRIPTION	QUANTITY
A	(1)	C-WP-A-AWFC-SM-1L-SCK-DB	48

**GENERAL  
PHOTOMETRIC  
SCHEDULE**

AVERAGE FOOT-CANDLES	0.33
MAXIMUM FOOT-CANDLES	8.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.67 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.33 / 0.00

[illegible]

NOT FOR CONSTRUCTION

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Planning  
Environmental  
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Architecture  
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Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 / 1.800.236.0381

***REFER TO COVER SHEET FOR REVISION DESCRIPTIONS***									
NO.	DATE	CHECKED	APPROVED	DATE	NO.	DATE	NO.	DATE	NO.
1	8-28-2021								

**LIGHTING PLAN**  
**FOX STORAGE UNITS**  
TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	07-28-2021
COMPUTER FILE	
C-0826-036de	

DRAWING NO.  
C6.2



5





6





# GIS

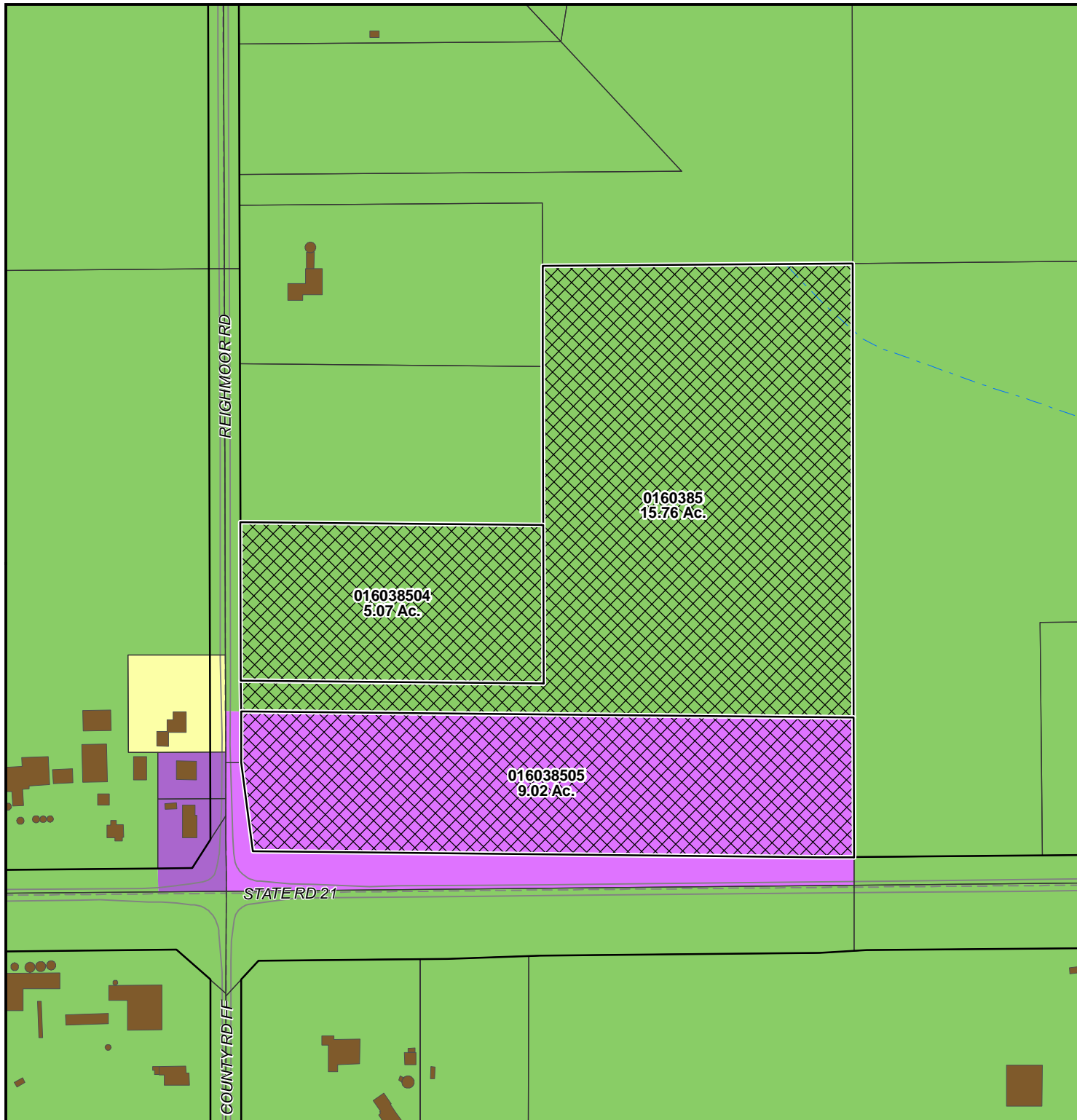
Log # 6158

e



*m.e.*

*This instrument was drafted by: DSL*



## Application #21-CU-5900

Date of Hearing:

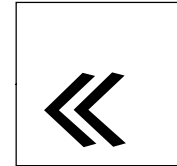
September 28, 2021

Owner(s):

RATAJCZAK, STEVEN T /  
RATAJCZAK, PATRICIA A /  
ZIEGENHAGEN, MATTHEW J /  
BECK, MOLLY C

Subject Parcel(s):

0160385 / 016038504 /  
016038505



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

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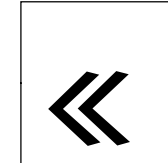
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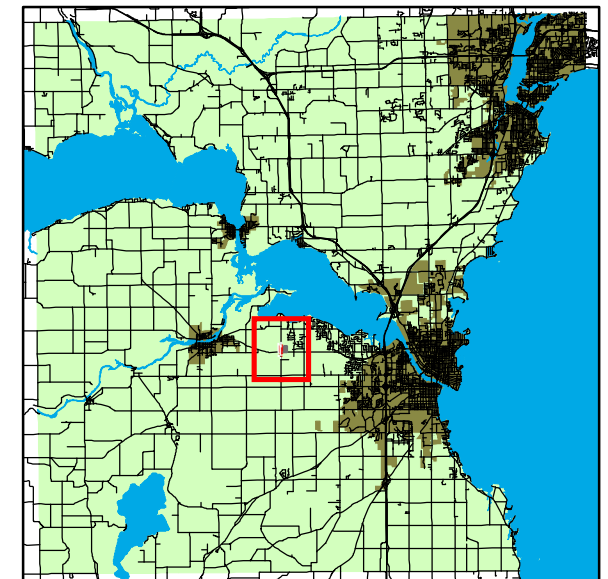
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0160385 / 016038504 / 016038505

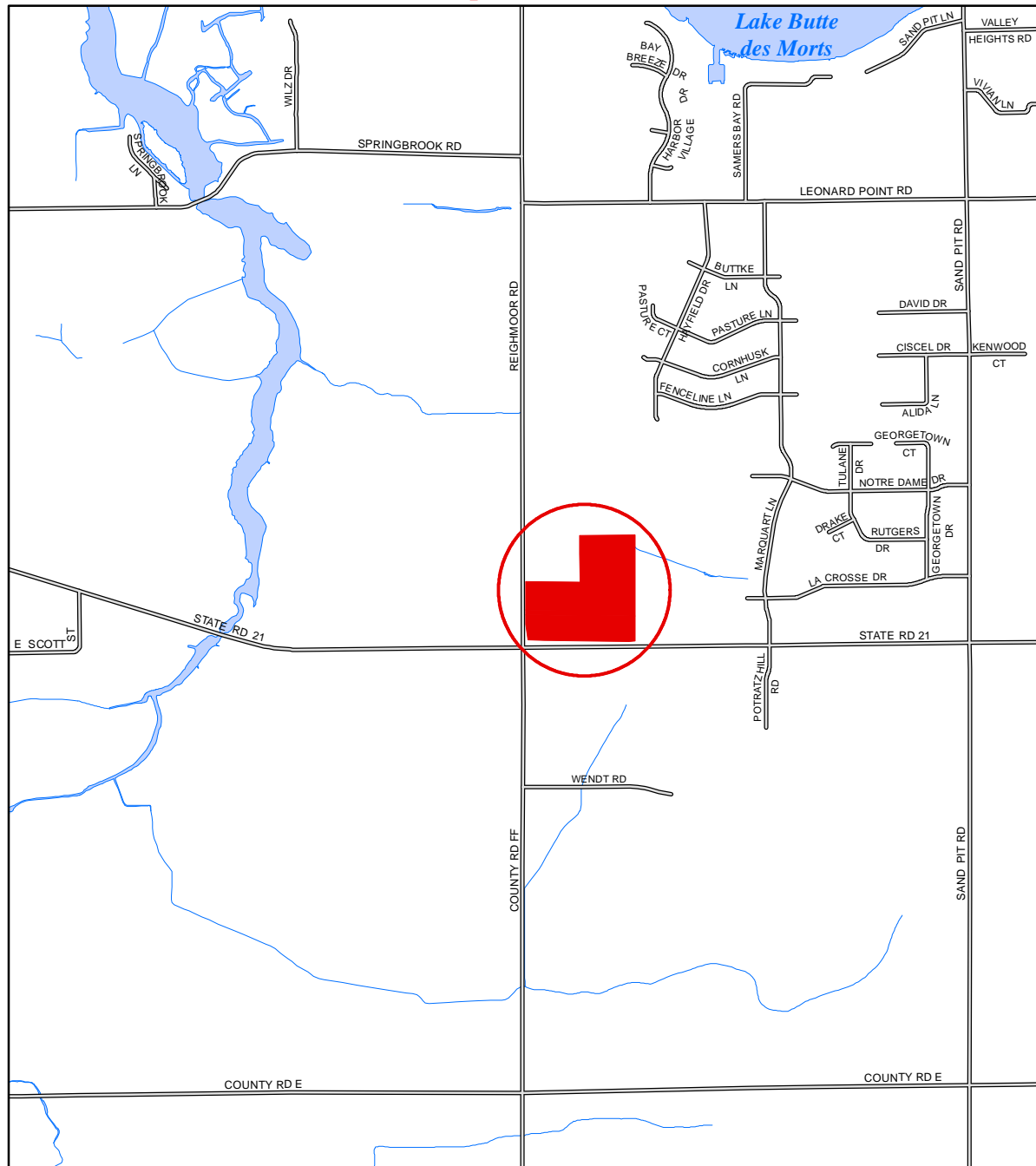


Winnebago County  
WINGS Project

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**WINNEBAGO COUNTY**



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### INFORMATION ON ZONING MAP AMENDMENT REQUEST

**Application No.:**  
2021-ZC-5840

**Applicant:**  
KATHRYN LINER & LINDA HAMMER

**Agent:**  
None

**Location of Premises:**  
6038 COUNTY RD K  
OSHKOSH, WI 54904

**Tax Parcel No.:**  
016-0647; 016-0646

**Legal Description:**  
Being all of Lots 2 and 3 of CSM-3531, located in part of the W 1/2 of the SW 1/4, Section 27, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

**Explanation:**  
Applicant is requesting a Zoning Map Amendment from R-1 (Rural Residential) to A-2 (General Agriculture) for the creation of a new parcel.

**INITIAL STAFF REPORT**

**Sanitation:**

Existing System  
Private System

**Overlays:**

None

**Current Zoning:**

R-1 Rural Residential

**Proposed Zoning:**

A-2 General Agriculture

**Surrounding Zoning:**

**North:** A-2

**South:** R-1;A-2

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

**West:** R-1

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):**

Residential home & agricultural fields

**Describe Proposed Use(s):**

Residential home & agricultural fields

**Describe The Essential Services For Present And Future Uses:**

Existing private well & existing septic system.

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

This home was occupied by our mother who died earlier this year. We are selling the home & buildings (with 5 acres required by the Town of Omro) and keeping the rest of the land in agriculture use.

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

The use would remain as it is now - a residential home & agricultural property.

**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.



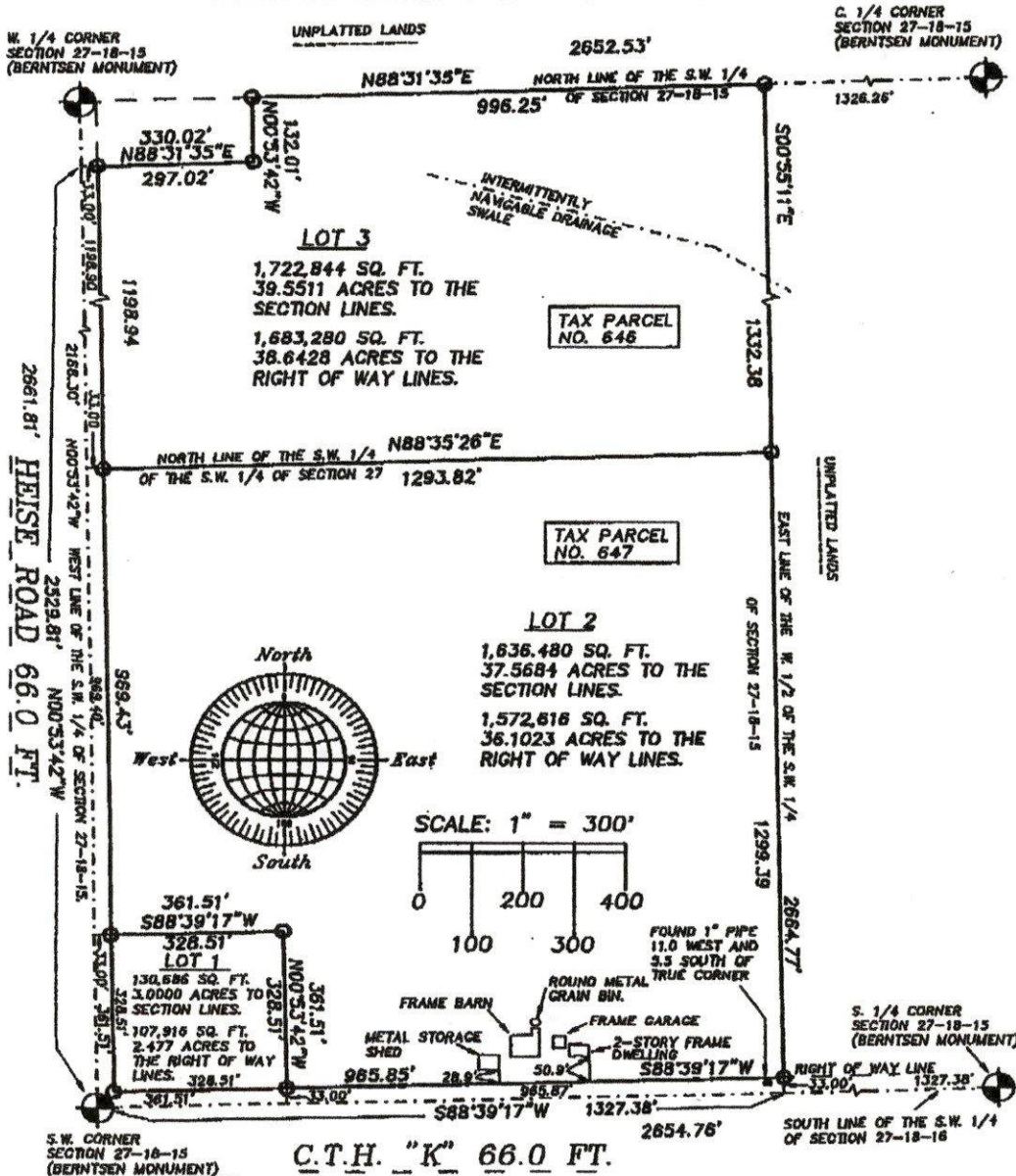
Stock No. 26273

NO. 2950

CERTIFIED SURVEY MAP NO. 3531 SHEET 1 OF 3PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, T18N, R15E,  
IN THE TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN.BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE S.W. 1/4 OF  
SECTION 27, WHICH HAS AN ASSUMED BEARING OF SOUTH 88°39'17" WEST.

- DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING  
NOT LESS THAN 1.50 LBS PER LINEAL FOOT.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

REVISED AUGUST 26, 1996  
JULY 30, 1996

ROEHLIG

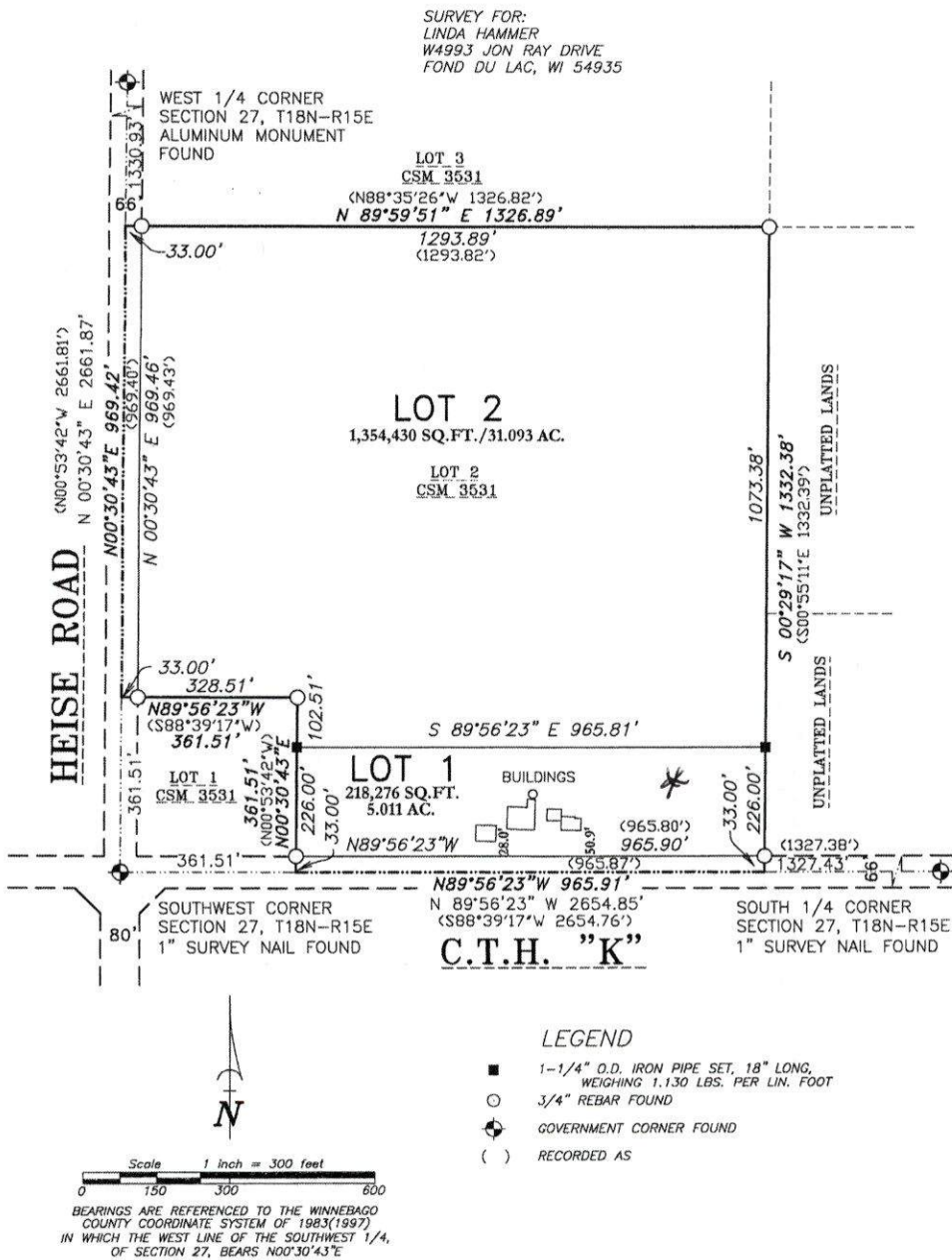
LAND SURVEYING  
&  
CONSULTING LTD.417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

NO. 2950

\* Proposed sale of residential property

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3531,  
BEING PART OF SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18  
NORTH, RANGE 15 EAST, TOWN OF OMRO,  
WINNEBAGO COUNTY, WISCONSIN.



**Martenson & Eisele, Inc.**



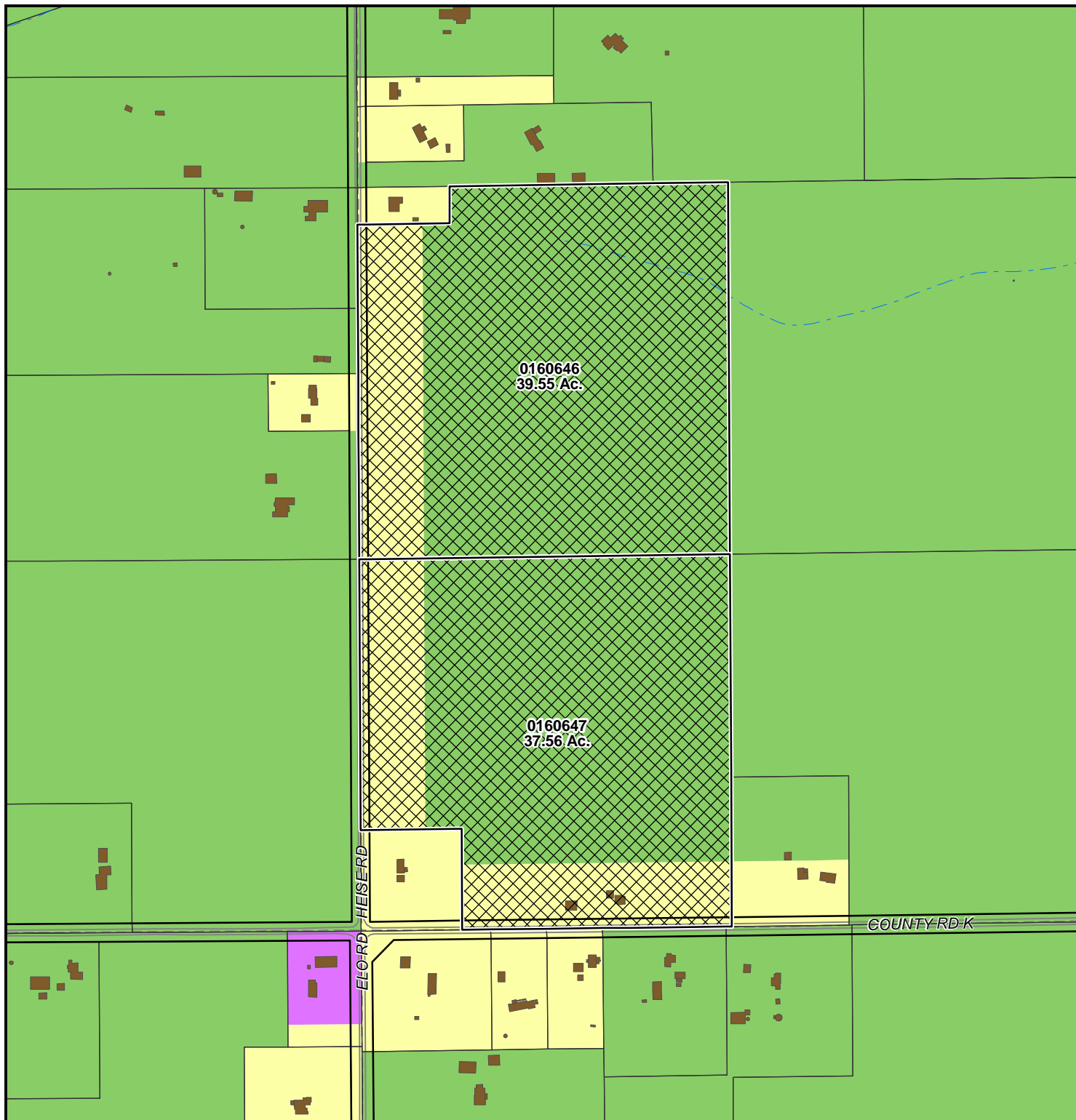
101 West Main Street  
Omro, WI 54963  
www.martenson-eisele.com  
P 920.685.6240 F 920.685.6340

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 0-2613-001

FILE 2613001CSM SHEET 1 OF 3

This instrument was drafted by: DSL



## Application #21-ZC-5840

Date of Hearing:

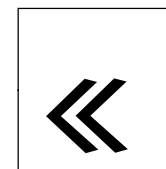
September 28, 2021

Owner(s):

LINER, KATHRYN H /  
HAMMER, LINDA M

Subject Parcel(s):

0160646 & 0160647



Winnebago County  
WINGS Project

**Scale**

1 inch : 500 feet

### County Zoning Districts

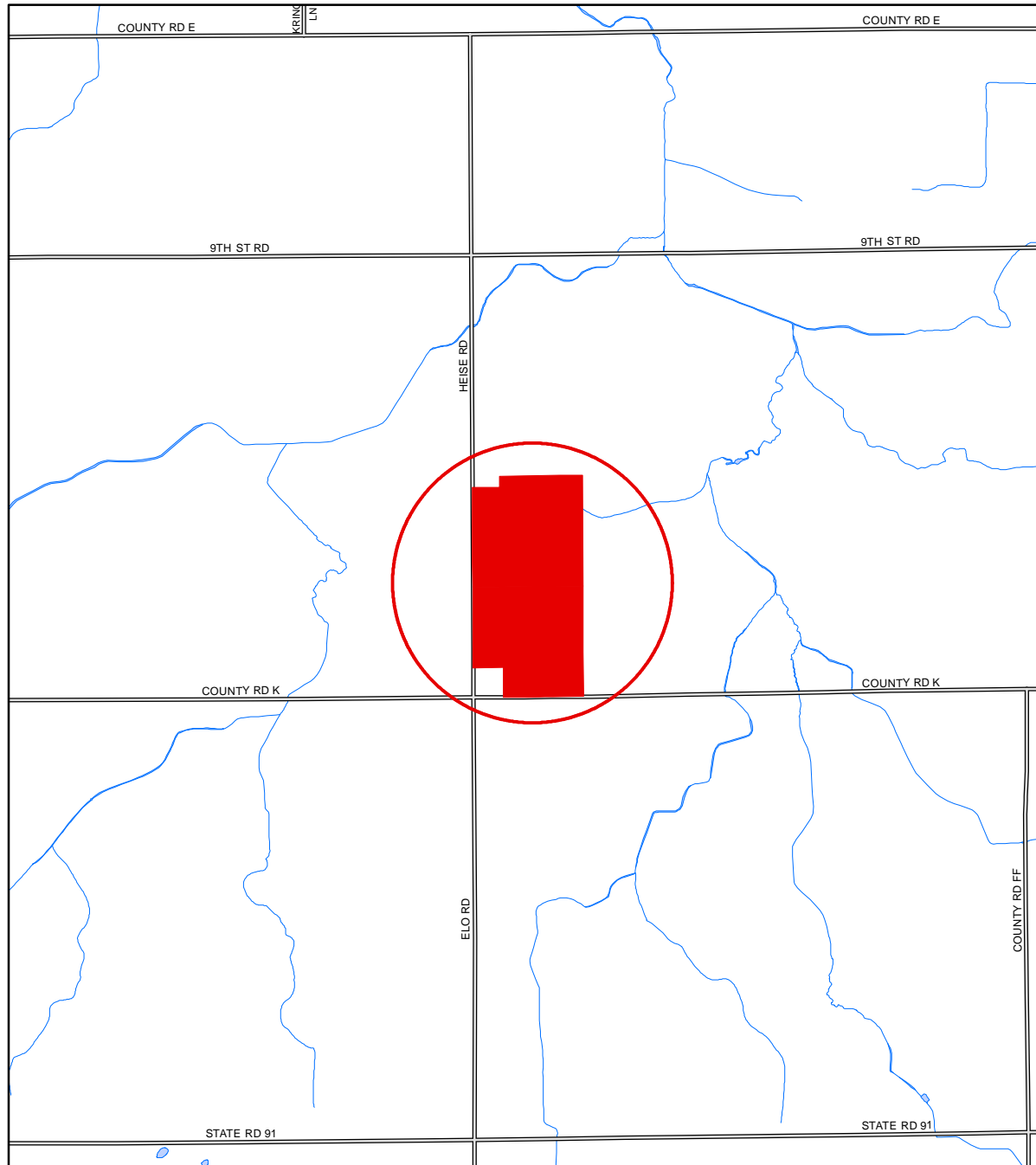
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

**Application #21-ZC-5840**

Date of Hearing:

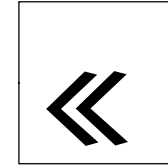
September 28, 2021

Owner(s):

LINER, KATHRYN H /  
HAMMER, LINDA M

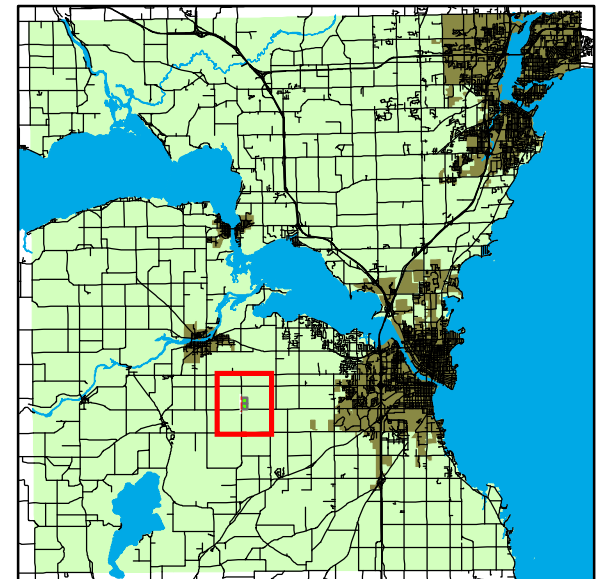
Subject Parcel(s):

0160646 & 0160647



Winnebago County  
WINGS Project

● = SITE



**WINNEBAGO COUNTY**

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 9/28/2021

### 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 9/28/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

- **Join Zoom Meeting:** <https://us02web.zoom.us/j/87359235533?pwd=MURDRW9aZ3RMVDZ0bHpTdFZlZlpoUT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

**Additional Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

### INFORMATION ON CONDITIONAL USE REQUEST

**Application No.:** 2021-CU-5880

**Applicant:** ERIC A FELIX, CALI C FELIX

**Agent:** RICHESON, JACK - MARTENSON & EISELE

**Location of Premises:** NORTH OF 3204 COUNTY RD F, OMRO, WI 54963

**Tax Parcel No.:** 016-0682-01

**Legal Description:** Being part of the NW 1/4 of the NW 1/4, Section 29, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

**Code Reference:** 23.8-402 & 23.7-6

**Description of Proposed Use:** Applicant is requesting a Conditional Use permit for the construction of personal storage units.



## INITIAL STAFF REPORT

**Sanitation:** System Required; Private System

**Overlays:** Wetlands

**Current or Proposed Zoning:** R-1 Rural Residential, A-2 General Agriculture

**Code Reference:** 23.8-402 & 23.7-6

**Description of Proposed Use:** Applicant is requesting a Conditional Use permit for the construction of personal storage units.

**Surrounding Zoning:**

**North:** R-1

**South:** A-2

**East:** A-2

**West:** A-2

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe the Proposed Use:**

The proposed use for the site is self storage units. Phase 1 will consist of four buildings and associated drive aisles: two 135' x 50' buildings with a total of 84 units of different sizes. No hazardous materials will be stored onsite. A stormwater management pond to the northeast will treat runoff per the Winnebago County Stormwater Ordinance.

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

Traffic safety will be maintained via wide drive aisles at least 36' wide with sufficient space to pass vehicles. There is one proposed driveway onto County Highway F, approximately 1000' away from the nearest intersection. Required landscaping will be planted and maintained in such a way to prevent obstructing sight views. The site development will minimize environmental impacts. The existing site is farmland with a large portion of the site being wetland. The wetlands will be maintained with minimal impacts to construct the driveway to the site. A lighting plan will be designed to prevent light encroachment along property line. In addition, frontage and bufferyard landscaping will be planted or existing vegetation maintained per Winnebago County Zoning Code, which will provide light and sight screening.

### 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:

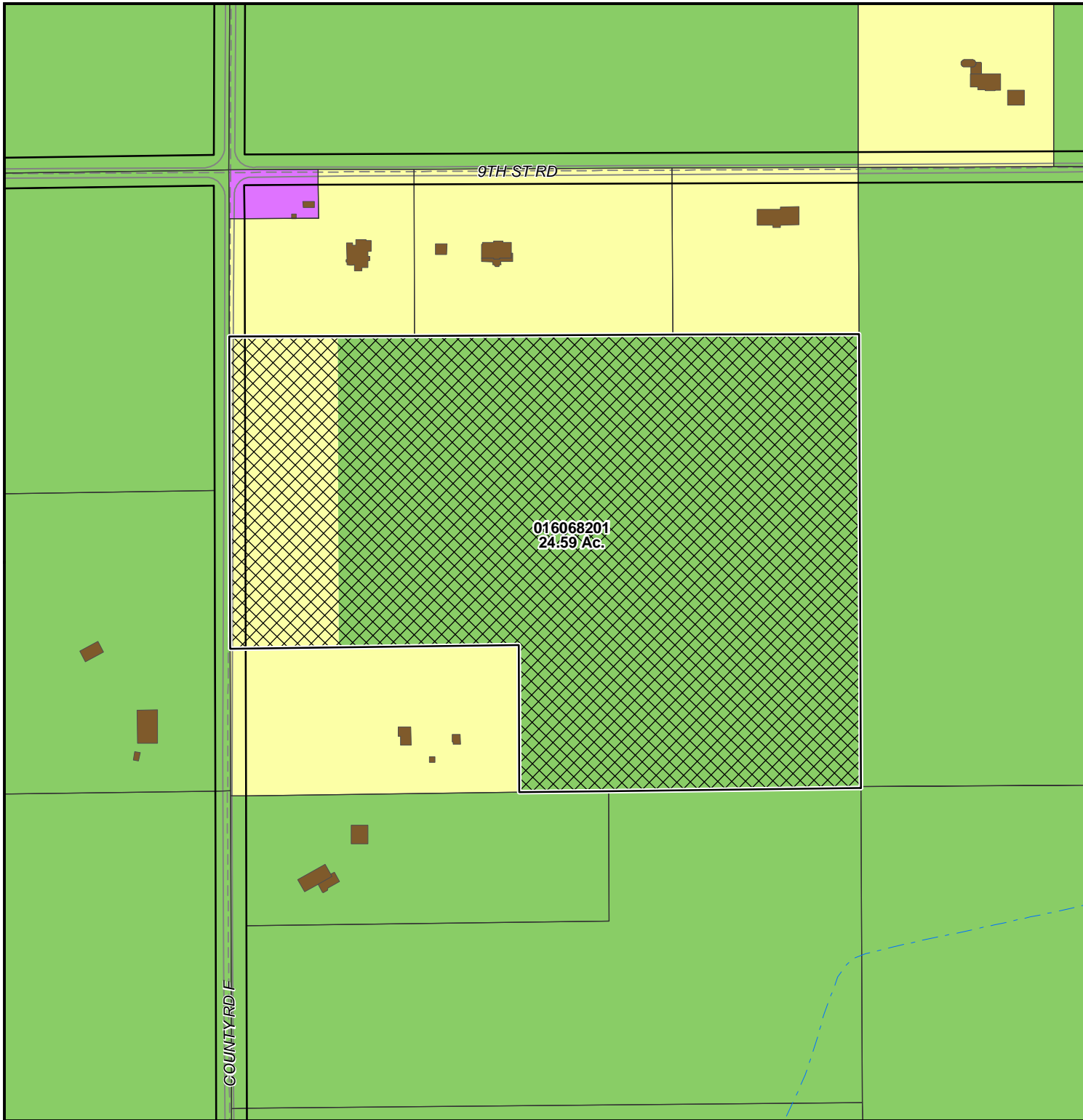
- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects 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.







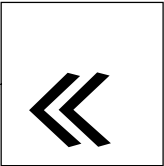


**Application #21-CU-5880**

Date of Hearing:  
September 28, 2021

Owner(s):  
FELIX, ERIC A /  
FELIX, CALI C

Subject Parcel(s):  
016068201



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 #21-CU-5880**

Date of Hearing:

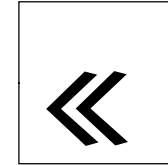
**September 28, 2021**

Owner(s):

**FELIX, ERIC A /  
FELIX, CALI C**

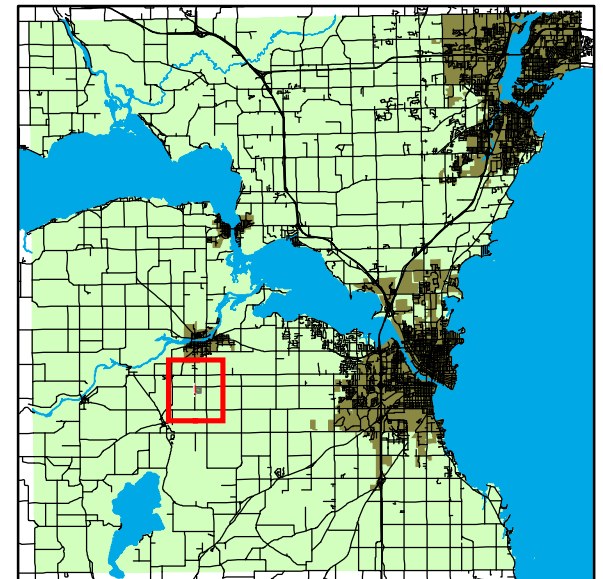
Subject Parcel(s):

**016068201**

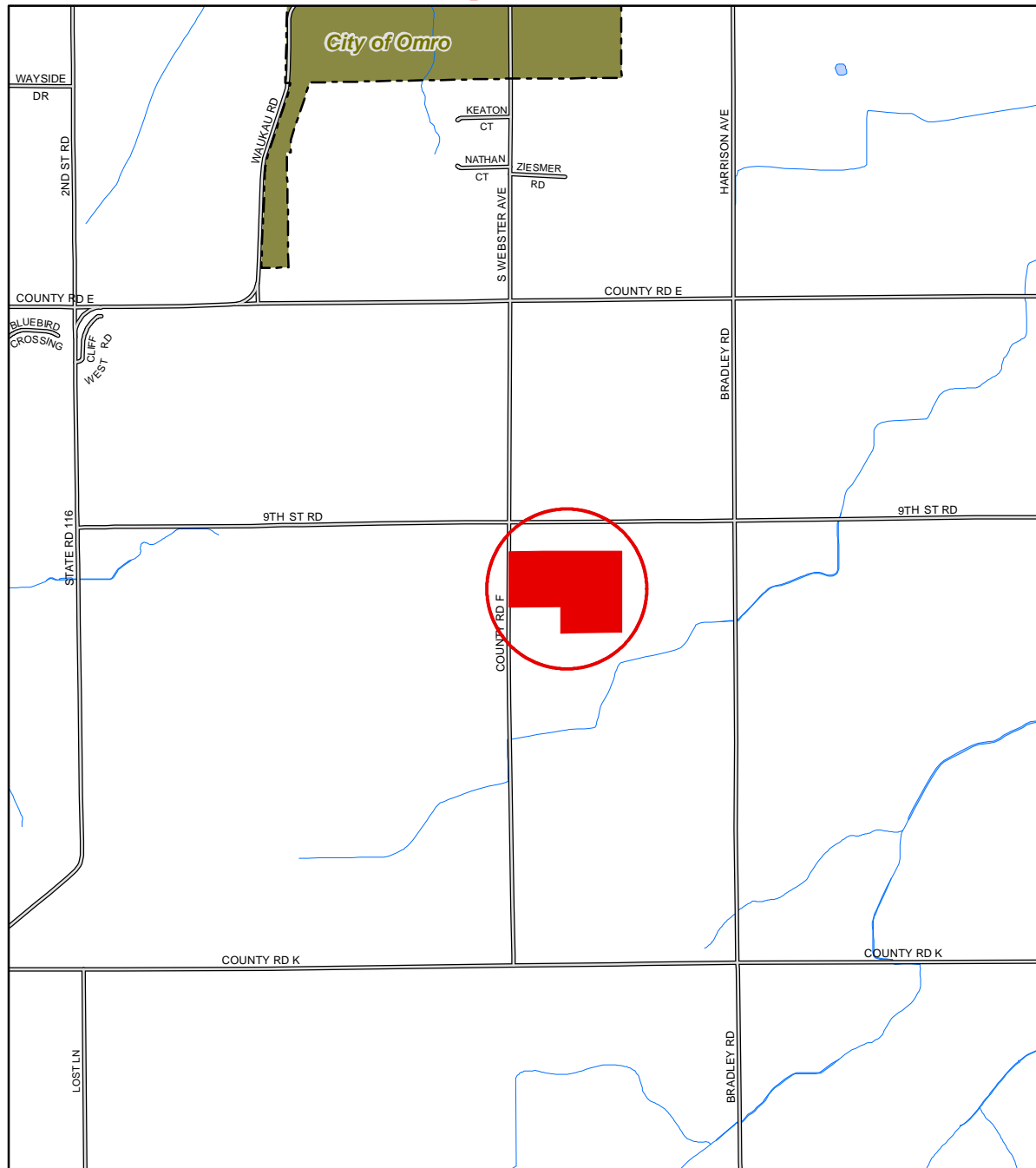


*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet



## WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

### NOTICE OF HEARING

September 28, 2021

To Whom It May Concern:

Below is a Notice of Public Hearing being published in the Oshkosh Northwestern. The Notice presents a general description of a proposed action, which is regulated by the Winnebago County Town/County Zoning Ordinance. This application or petition for action affects area in the immediate vicinity of property, which you own.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on 9/28/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

- **Join Zoom Meeting:** <https://us02web.zoom.us/j/87359235533?pwd=MURDRW9aZ3RMVDZ0bHpTdFIZalpoUT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

**Additional Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

#### DESCRIPTION OF SUBJECT SITE:

**Applicant(s):** JOSHUA C KEENEY, AMY R KEENEY

**Agent(s):** WESENBERG, CHET - WESENBERG ARCHITECTS, WESENBERG HOMES

**Location of Premises Affected:** 7142 CLARK POINT RD WINNECONNE, WI 54986

**Legal Description:** Being all of Lot 40 of Clark's Point Assessor's Plat, located in Government Lot 2, Section 4, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Tax Parcel No.:** 030-1300

**EXPLANATION:** Applicant is requesting a Planned Development District (PDD) for the creation of new parcels on a private road.

**STAFF REPORT TO: Planning & Zoning Committee**

**Sanitation:** ☒ Existing    ☒ Municipal

**Overlay:** ☒ Shoreland    ☒ Floodplain

**Current Zoning:** R-2 Suburban Low Density Residential,

**Proposed:** PDD Planned Development District,

**Existing Use of Property:** VACANT LOT

**Proposed Use of Property:** 2 RESIDENTIAL LOTS

**Surrounding Zoning & Uses:**

	Chapter 23
North	R-2
South	R-2
East	R-2
West	R-2

**D-1 SECTION REFERENCE:** Chapter 23, Article 7, Division 4 of Town/County Zoning Code

**D-2 DESCRIBE EXISTING SITE CONDITIONS:** Existing site is a vacant lot. A portion of the lot is currently under construction.

**D-3 DESCRIBE THE PROPOSED PROJECT:** The current lot will be splint into two parcels. One parcel will have a guest house with attached garage. The other parcel will have a detached garage. Across the street on the lake lots will be the main residence.

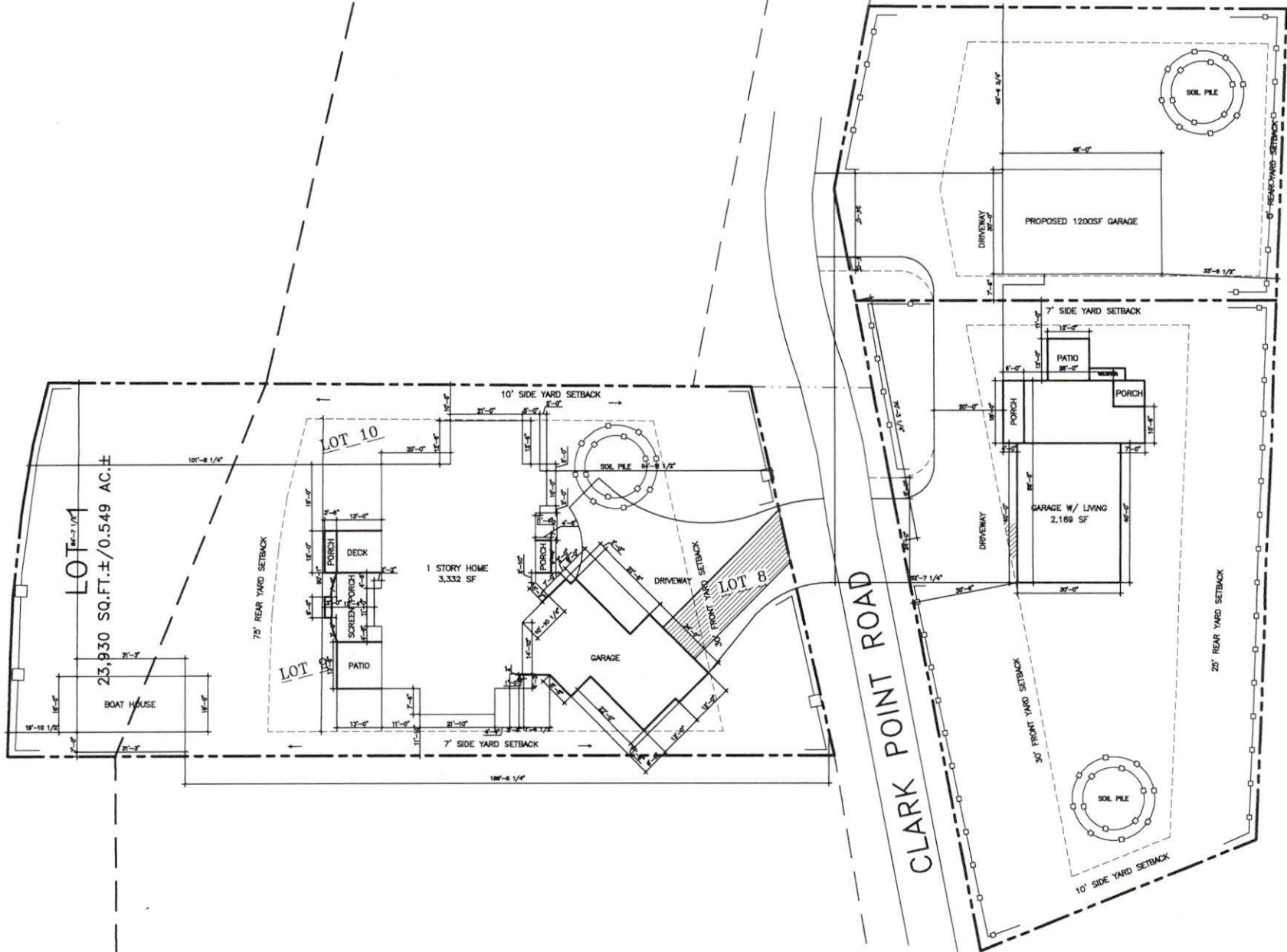
**D-4 DESCRIBE WHY THE CURRENT ZONING CLASSIFICATION IS NOT APPROPRIATE FOR PROPOSED PROJECT AND/OR EXISTING SITE CONDITIONS:** The private road is rather narrow, so the additional parcel w/detached garage will allow for additional vehicles to be parked off the narrow road. This will allow traffic to move easier and safer.

**D-5 OTHER INFORMATION:**

**23.7-68 THE PLANNING AND ZONING COMMITTEE IN MAKING ITS DECISION SHALL CONSIDER THE FOLLOWING FACTORS:**

- (1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed district is consistent with the county's comprehensive plan;
- (3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;
- (4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the effects of development within the proposed district on the natural environment;
- (6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;
- (7) the effects of development in the proposed district on public services and facilities;
- (8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;
- (9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;
- (10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (11) 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.

LAKE WINNECONNE



SCALE: 1" = 50'-0"

NORTH

- SILT FENCE
- TRACKING PAD
- DRAINAGE ARROW
- SPOT ELEVATION
- TOP OF WALL

C1

SHEET NUMBER

2034

PROJECT NUMBER

2034

2034

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KEENEY RESIDENCE  
CLARKS POINT ROAD - LOT 8, 9, & 10  
WINNECONNE, WI 54986

Wesenberg Homes



WESENBERG  
HOMES

WESENBERGHOMES.COM | 243 ALGOMA BOULEVARD, SUITE A, OSHKOSH, WISCONSIN 54901 | 920.230.4900

#30293

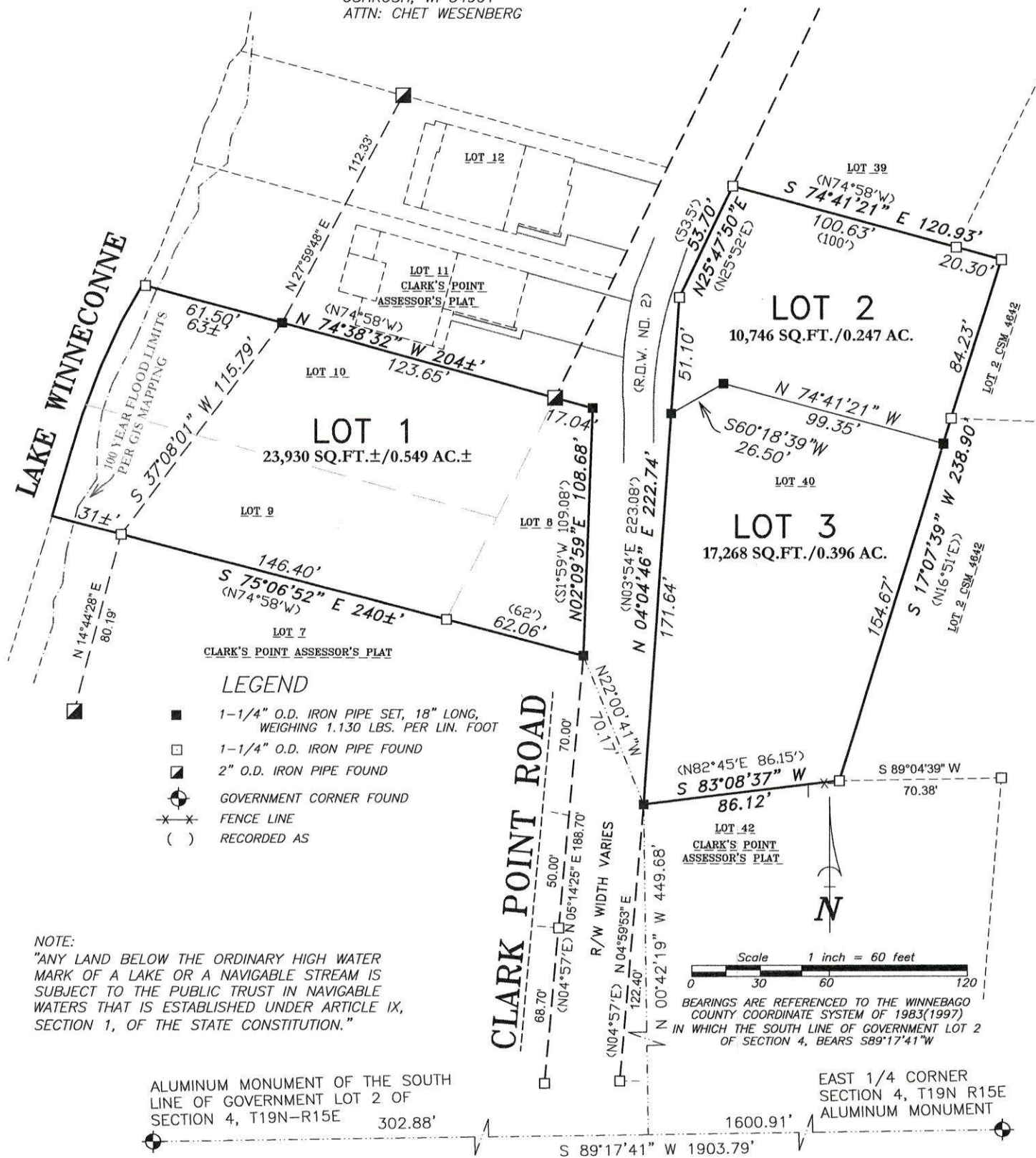
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

C. Rowe

Log# 6181

ALL OF LOT 8, LOT 9, LOT 10, AND LOT 40, IN  
"CLARK'S POINT ASSESSOR'S PLAT", BEING PART OF  
GOVERNMENT LOT 2, IN SECTION 4, TOWNSHIP 19  
NORTH, RANGE 15 EAST, TOWN OF WINNECONNE,  
WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:  
CHET WESENBERG ARCHITECT, LLC.  
240 ALGOMA BLVD.  
OSHKOSH, WI 54901  
ATTN: CHET WESENBERG



Martenson &amp; Eisele, Inc.



101 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. 0-1474-006

FILE 1474006CSM SHEET 1 OF 3

This instrument was drafted by: DSL



## Application #21-PDD-5850

Date of Hearing:

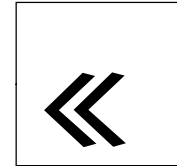
September 28, 2021

Owner(s):

KEENEY, JOSHUA C /  
KEENEY, AMY R

Subject Parcel(s):

0301300



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

Lake  
Winneconne

0301300  
0.64 Ac.

CLARK POINT RD

WLYNGAAS RD

LYNGAAS RD

○ = SITE

**Application #21-PDD-5850**

Date of Hearing:

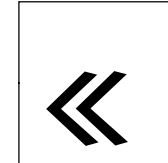
September 28, 2021

Owner(s):

KEENEY, JOSHUA C /  
KEENEY, AMY R

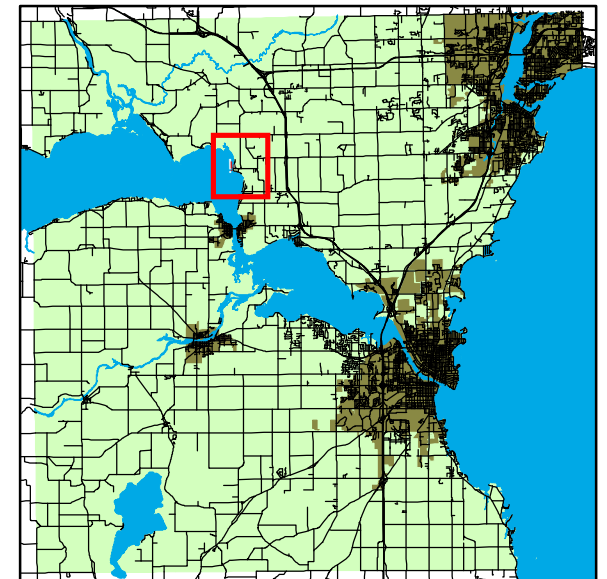
Subject Parcel(s):

0301300

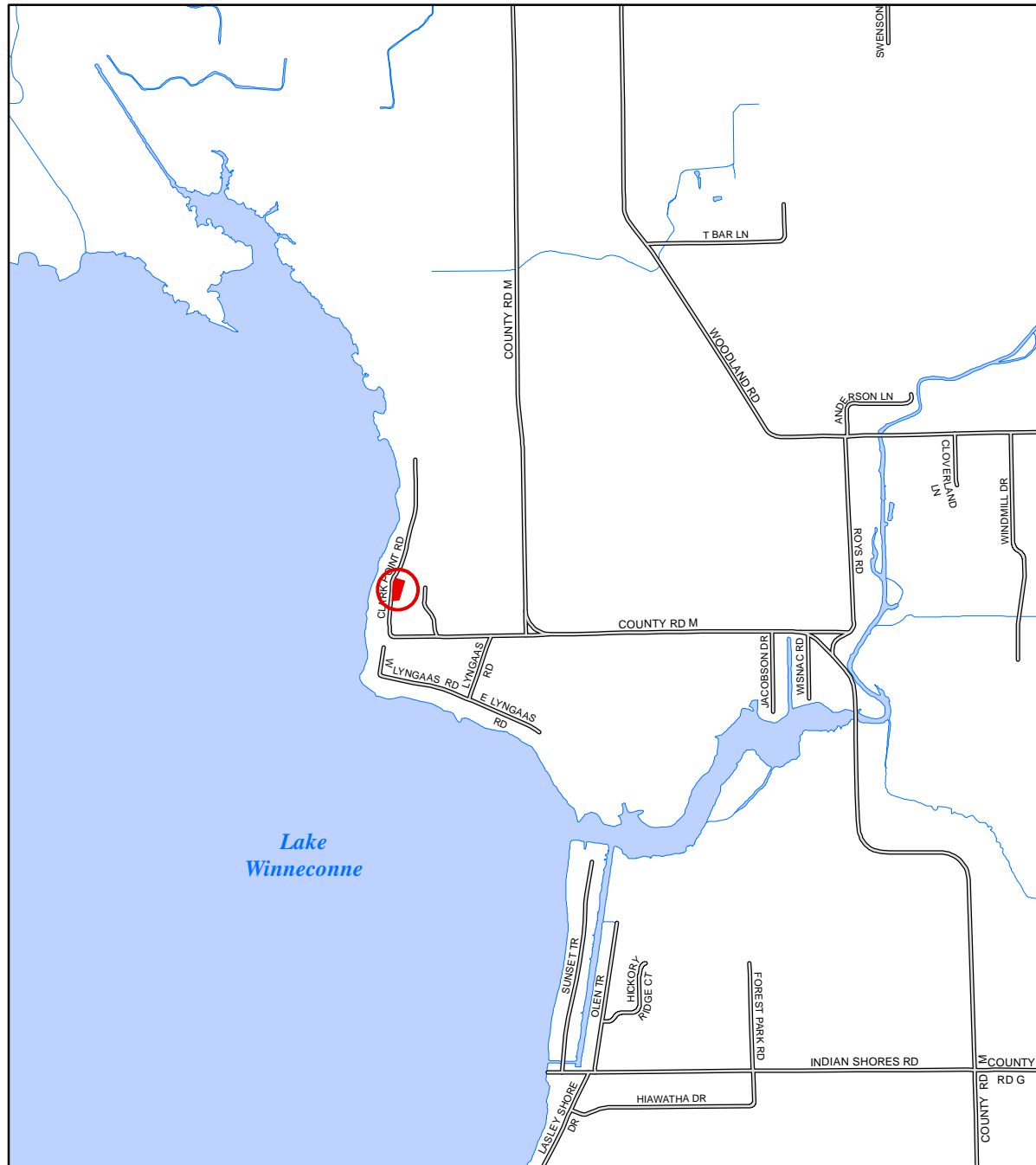


Winnebago County  
WINGS Project

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 9/28/2021

### 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 9/28/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

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- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

**Additional Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

### INFORMATION ON ZONING MAP AMENDMENT REQUEST

**Application No.:** 2021-ZC-5870

**Applicant:** WENTZEL, ROCH

**Agent:** OEHLKE, TERRY L

**Location of Premises:** SOUTH OF 7901 BAY LN, FREMONT, WI 54940

**Tax Parcel No.:** 032-0609 & 032-0610

**Legal Description:** Being part of the W 1/2 of the SW 1/4, Section 28, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Change/Map Amendment from A-2 (General Agriculture) and R-8 (Manufactured Housing) to A-2 for the creation of new parcels.

**INITIAL STAFF REPORT**

**Sanitation:** Existing System; Municipal System

**Overlays:** None

**Current Zoning:** R-8 Manufactured/Mobile Home Park, A-2 General Agriculture

**Proposed Zoning:** A-2 General Agriculture

**Surrounding Zoning:**

**North:** A-2

**South:** R-1

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

**West:** R-8;R-1;A-2

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):** Agriculture

**Describe Proposed Use(s):** Agriculture/ single family dwelling

**Describe The Essential Services For Present And Future Uses:** Sewer available on west side of property

**Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:** For agriculture and single family dwelling

**Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:** Agriculture/ farm land/ single family dwellings

**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;

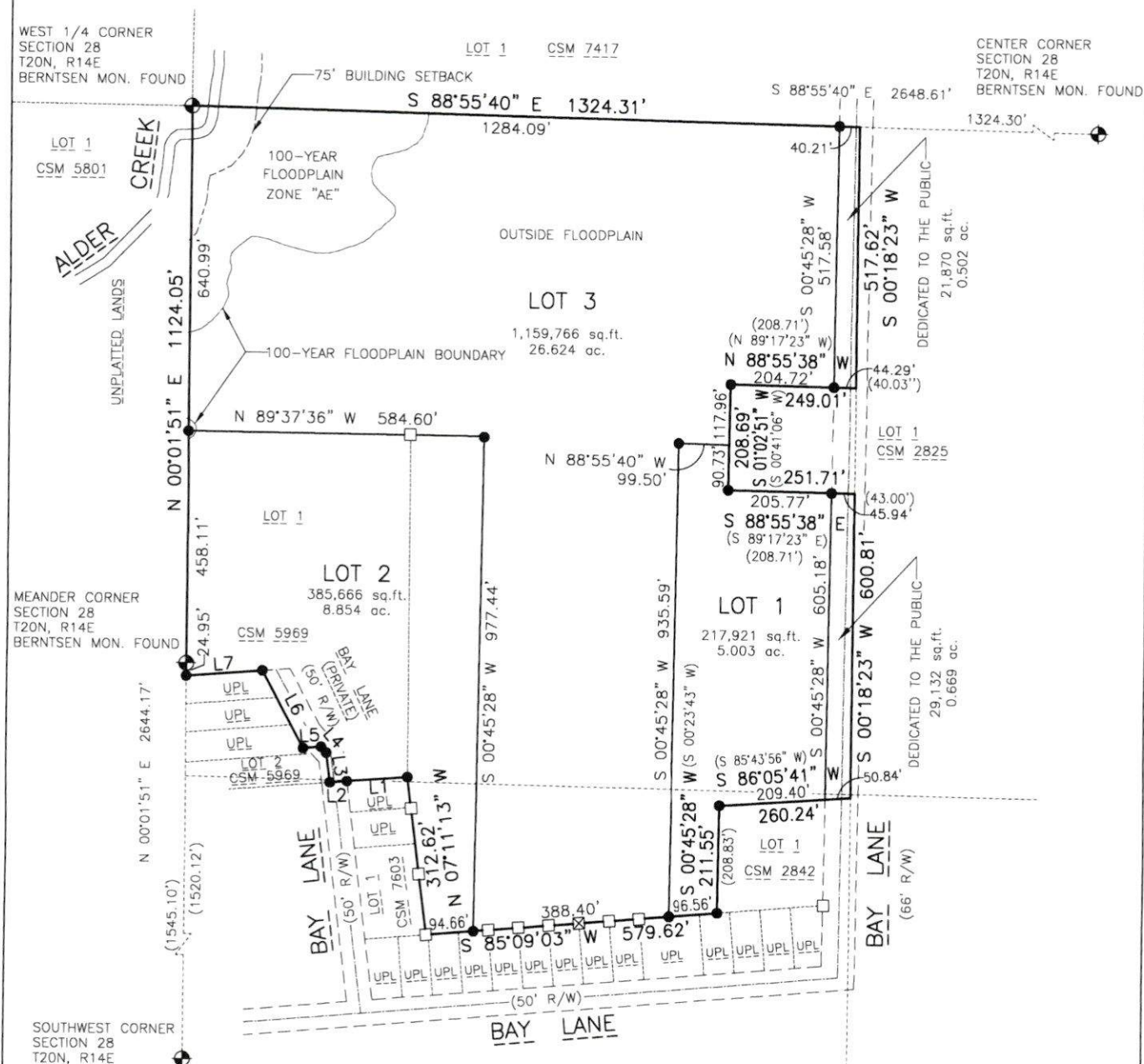
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and

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



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 5969 AND PART OF THE  
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE  
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, TOWN OF WOLF RIVER,  
WINNEBAGO COUNTY, WISCONSIN.



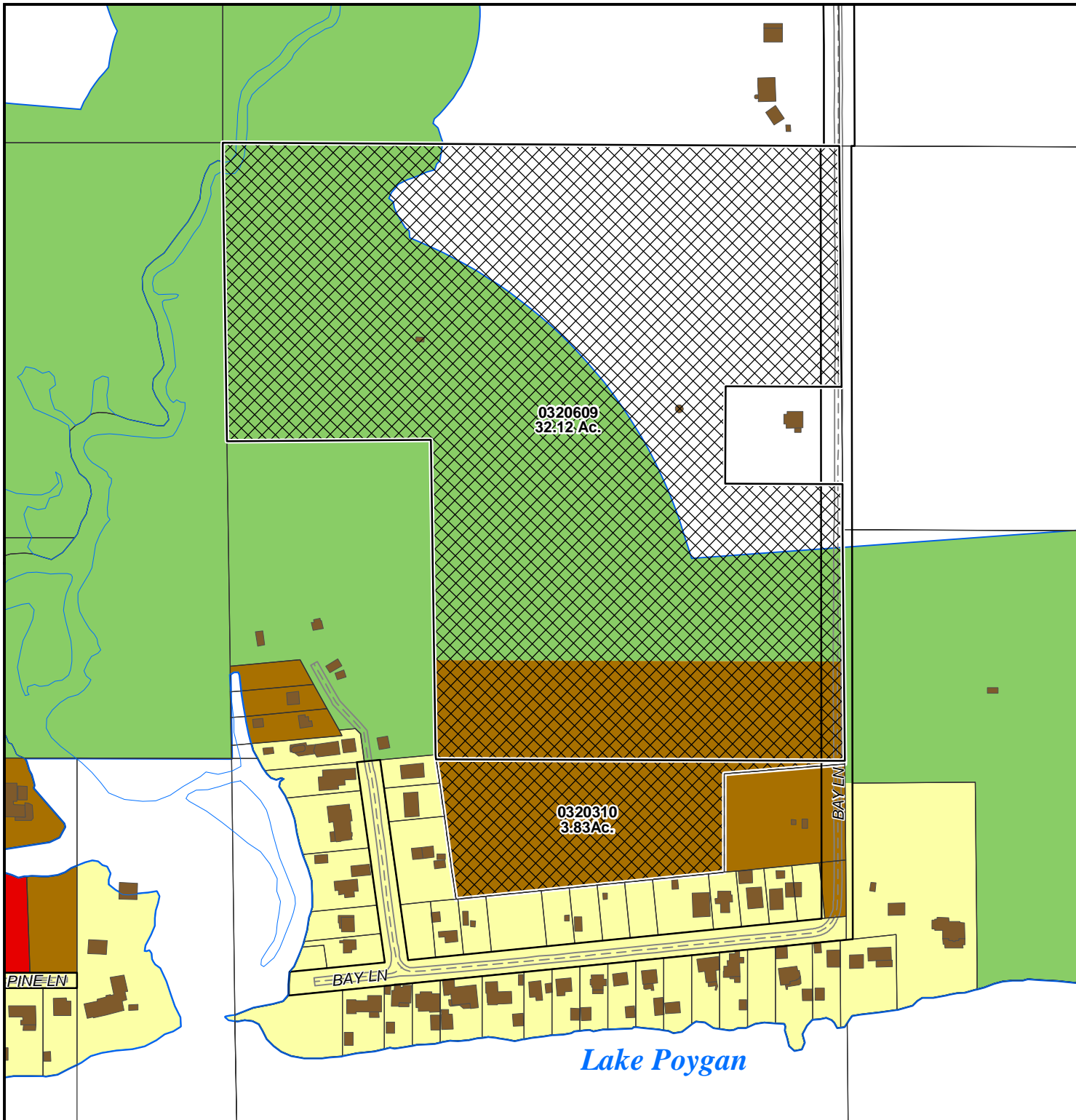
LINE	BEARING	DISTANCE
L1	S 85°29'13" W	119.93'
L2	S 85°32'18" W	33.88'
L3	N 07°04'08" W	59.86'
L4	N 42°30'54" W	15.25'
L5	S 85°34'22" W	35.74'
L6	N 28°15'52" W	172.48'
L7	S 85°33'56" W	150.63'



### LEGEND

- SECTION CORNER  
 3/4" x 24" STEEL REBAR SET  
 WEIGHING 1.502 LBS./LIN. FT.  
 3/4" REBAR FOUND  
 1" IRON PIPE FOUND  
 1-1/2" IRON ROD FOUND  
 ( ) RECORDED AS  
 UNPLATTED LANDS

NORTH IS REFERENCED TO THE NORTH LINE OF THE  
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH,  
RANGE 14 EAST, TOWN OF WOLF RIVER, WINNEBAGO COUNTY,  
WISCONSIN WHICH BEARS S 88°55'40" E PER THE  
WINNEBAGO COUNTY COORDINATE SYSTEM.



## Application #21-ZC-5870

Date of Hearing:

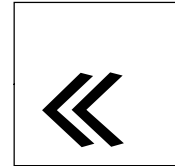
September 28, 2021

Owner(s):

WENTZEL, ROCH

Subject Parcel(s):

0320609 & 0320610



Winnebago County  
WINGS Project

Scale

1 inch : 300 feet

## County Zoning Districts

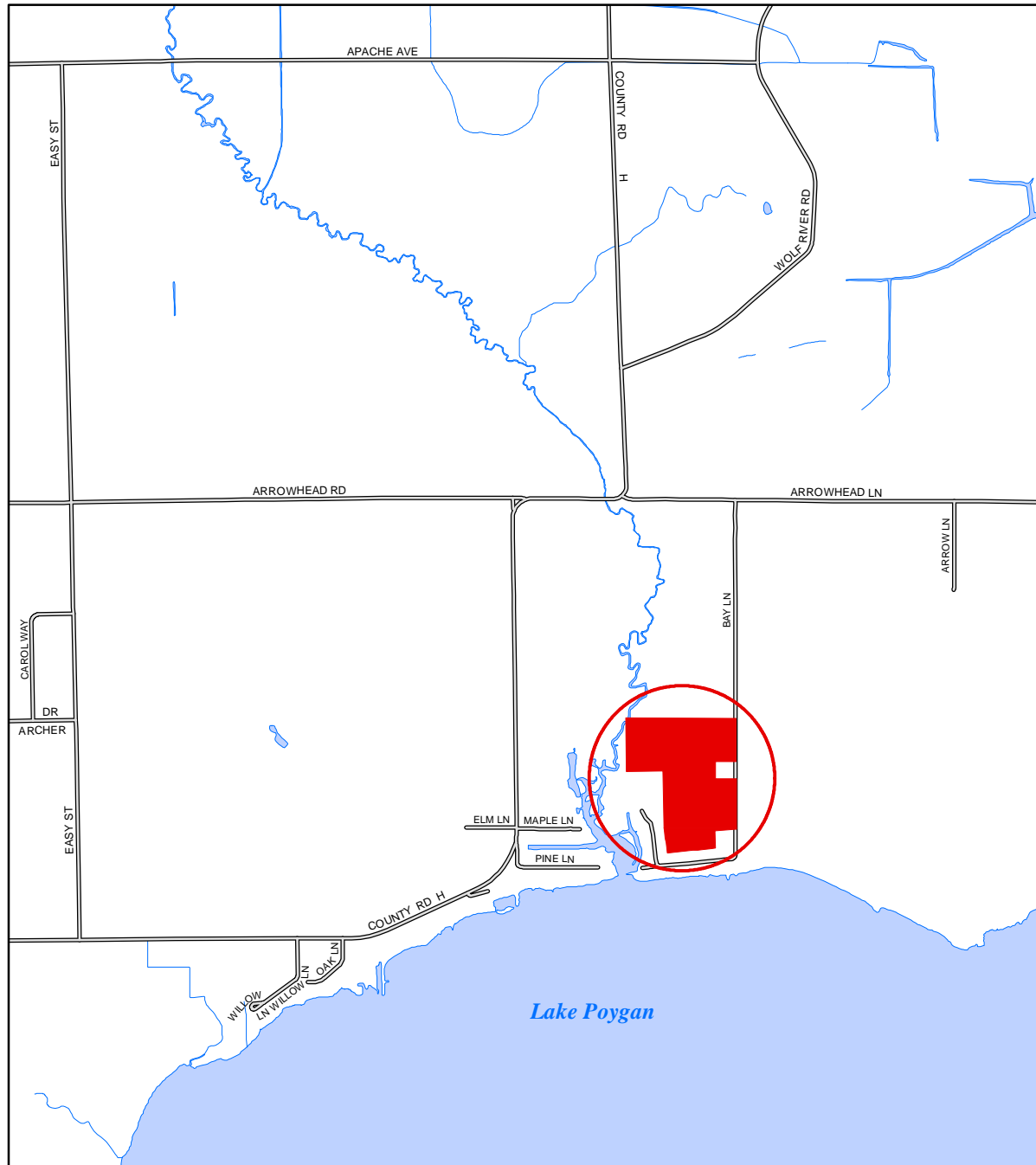
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

**Application #21-ZC-5870**

Date of Hearing:

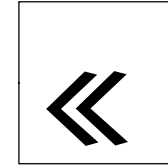
**September 28, 2021**

Owner(s):

**WENTZEL, ROCH**

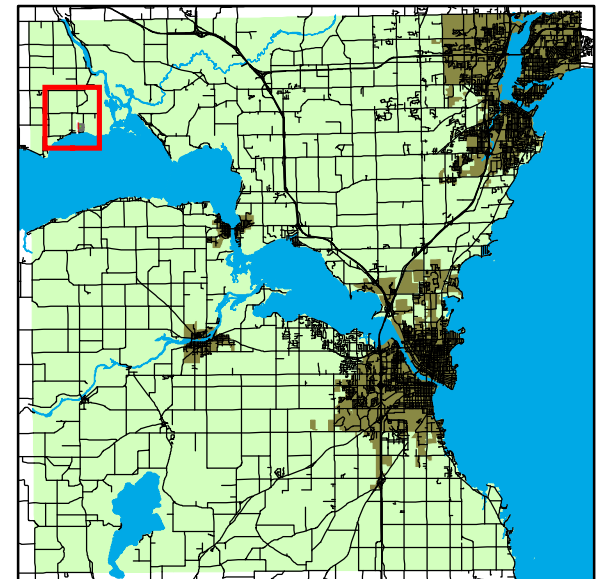
Subject Parcel(s):

**0320609 & 0320610**



*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**

CARY A ROWE  
Zoning Administrator

zoningdepartment@co.winnebago.wi.us



Winnebago County  
Zoning Department  
*The Wave of the Future*

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

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

September 7, 2021

OWNER: CARVEN BLANCK  
JULIE BLANCK  
3764 PAU KO TUK LN  
OSHKOSH, WI 54902

AGENT: CHRISTOPHER PERREAULT  
CAROW LAND SURVEYING  
PO BOX 1297  
APPLETON, WI 54912

RE: Zoning Map Amendment Public Hearing

Tax Parcel No.: 004-038604(p)

Dear Mr. & Mrs. Blanck:

The Planning & Zoning Committee adjourned your zoning map amendment request at their August 31, 2021 Public Hearing.

This matter will be heard at the September 28, 2021 Public Hearing which will be held:

September 28, 2021 at 6:30 P.M. at the  
Winnebago County Administrative Building  
112 Otter Ave, Room 120  
Oshkosh, WI

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

- **Join Zoom Meeting:** <https://us02web.zoom.us/j/87359235533?pwd=MURDRW9aZ3RMVDZ0bHpTdFZlZlpoUT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

**Additional Instructions can be found at:** <https://www.co.winnebago.wi.us/planning-and-zoning>.

Sincerely,

Lydia Rappl  
Zoning Administrative Associate  
Winnebago County Planning & Zoning

cc: Town of Black Wolf & WI DOT



# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 8/31/2021

### 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 8/31/2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/84415503050?pwd=Qm9YeFJKVkJ5T2grZFVFNGovRnJzUT09>

- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 844 1550 3050
- **Passcode:** 963927

Additional Instructions for making a virtual appearance can be found at:

<https://www.co.winnebago.wi.us/planning-and-zoning>.

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

### **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2021-ZC-5780

**Applicant:** BLANCK, CARVEN T; BLANCK, JULIE M

**Agent:** CAROW LAND SURVEYING CO INC

**Location of Premises:** 6170 S US HIGHWAY 45

**Tax Parcel No.:** 004-038604 (p)

**Legal Description:**

Being a part of Lot 2 of CSM-7641 located in the S 1/2 of the SW 1/4, Section 21, and the N 1/2 of the NW 1/4, Section 28, all in Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

**Explanation:**

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

**INITIAL STAFF REPORT**

**Sanitation:** Existing System; Private System

**Overlays:** Floodplain; Shoreland; Wetlands

**Current Zoning:** R-1 Rural Residential

**Proposed Zoning:** A-2 General Agriculture

**Surrounding Zoning:**

**North:** R-1

**South:** A-2

**East:** R-2

**West:** A-2

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT**

**Describe Present Use(s):** Single Family

**Describe Proposed Use(s):** Single family / agricultural / personal storage

**Describe The Essential Services For Present And Future Uses:** Same as present

**Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:** More complete use of existing property and buildings

**Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:** Currently surrounded by agricultural use properties. no substantial changes to property anticipated

**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

split: 004-0386-04 (all)

THE SW 1/4 OF THE SW 1/4 AND

GIS

Log# 6170

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

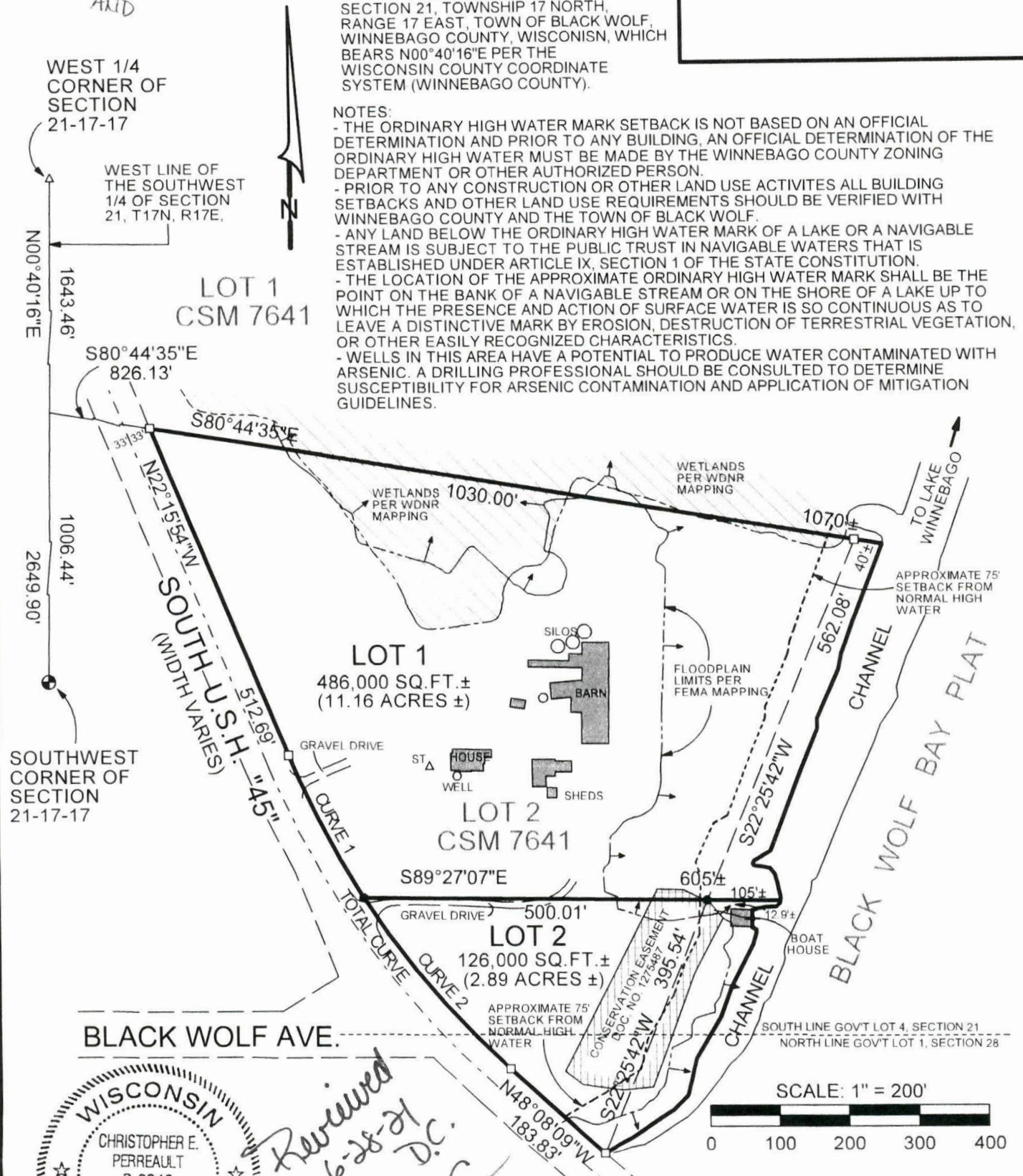
ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7641, RECORDED AS DOCUMENT NO. 1822953, BEING A PART OF GOVERNMENT LOT 4, SECTION 21, AND PART OF GOVERNMENT LOT 1, SECTION 28, ALL IN TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

THE NW 1/4 OF THE NW 1/4 AND

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°40'16"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY).

## NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON.
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITIES ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH WINNEBAGO COUNTY AND THE TOWN OF BLACK WOLF.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- WELLS IN THIS AREA HAVE A POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. A DRILLING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.



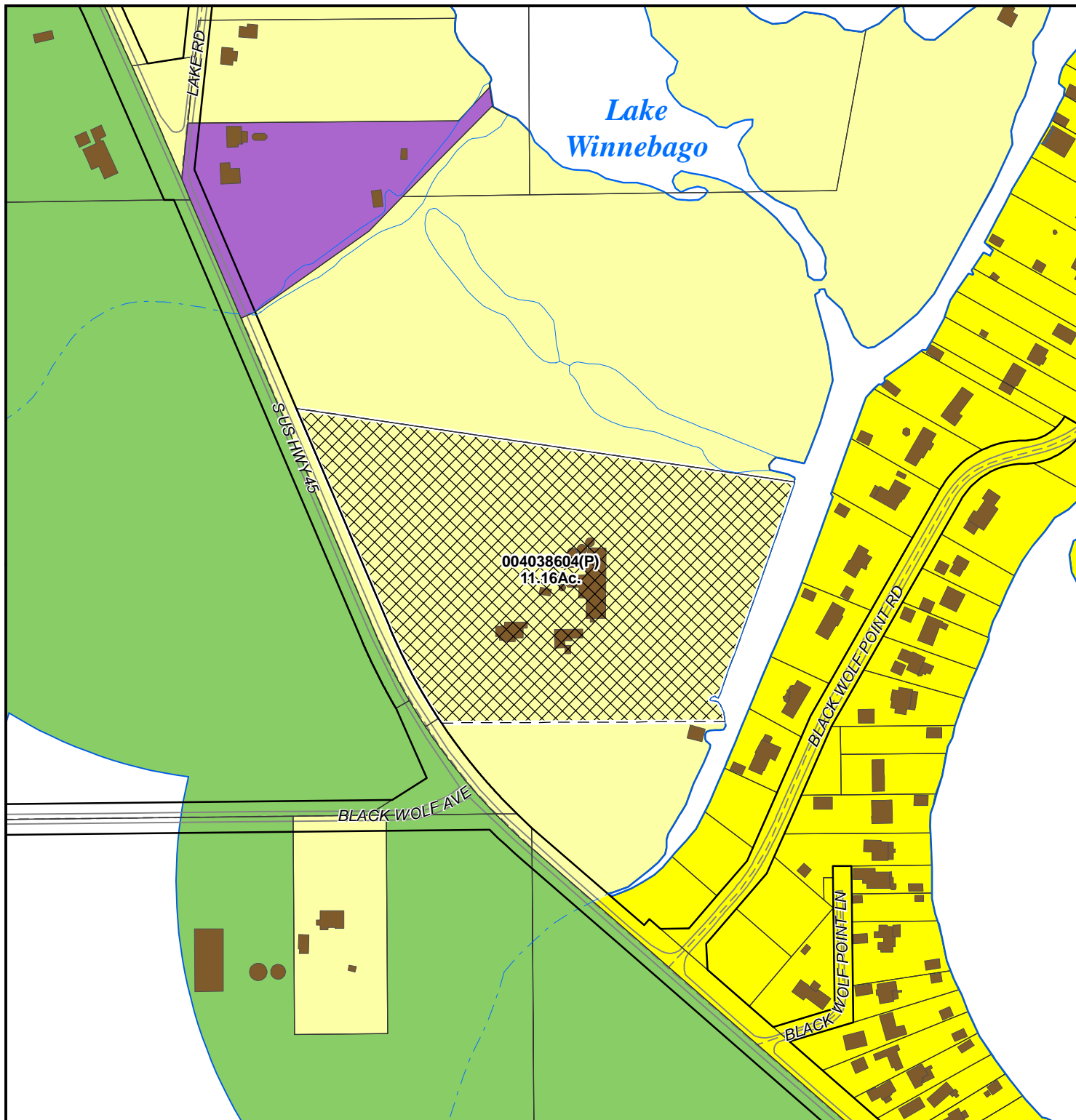
	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CHORD	TANGENT BEARINGS
TOTAL	1	1240.24'	25°52'15"	560.01'	N35°12'01.5"W	555.26'	N48°08'09"W	N22°15'54"W
	2	1240.24'	10°45'33"	232.90'	N27°38'40.5"W	232.55'	N33°01'27"W	N22°15'54"W
	3	1240.24'	15°06'42"	327.11'	N40°34'48"W	326.16'	N48°08'09"W	N33°01'27"W

## LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = EXISTING 1" I.D. IRON PIPE
- △ = EXISTING SURVEY NAIL
- ⊙ = EXISTING BERNTSEN MONUMENT

CHRISTOPHER E. PERREAULT, PLS-2249 DATED 6/14/21  
CAROW LAND SURVEYING CO., INC.  
615 N LYNNDAL DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920) 731 4168  
A2103.37 CEP 6/3/2021





## Application #21-ZC-5780

Date of Hearing:

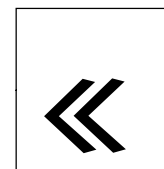
August 31, 2021

Owner(s):

BLANCK, CARVEN T /  
BLANCK, JULIE M

Subject Parcel(s):

004038604(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 #21-ZC-5780**

Date of Hearing:

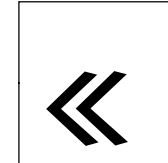
August 31, 2021

Owner(s):

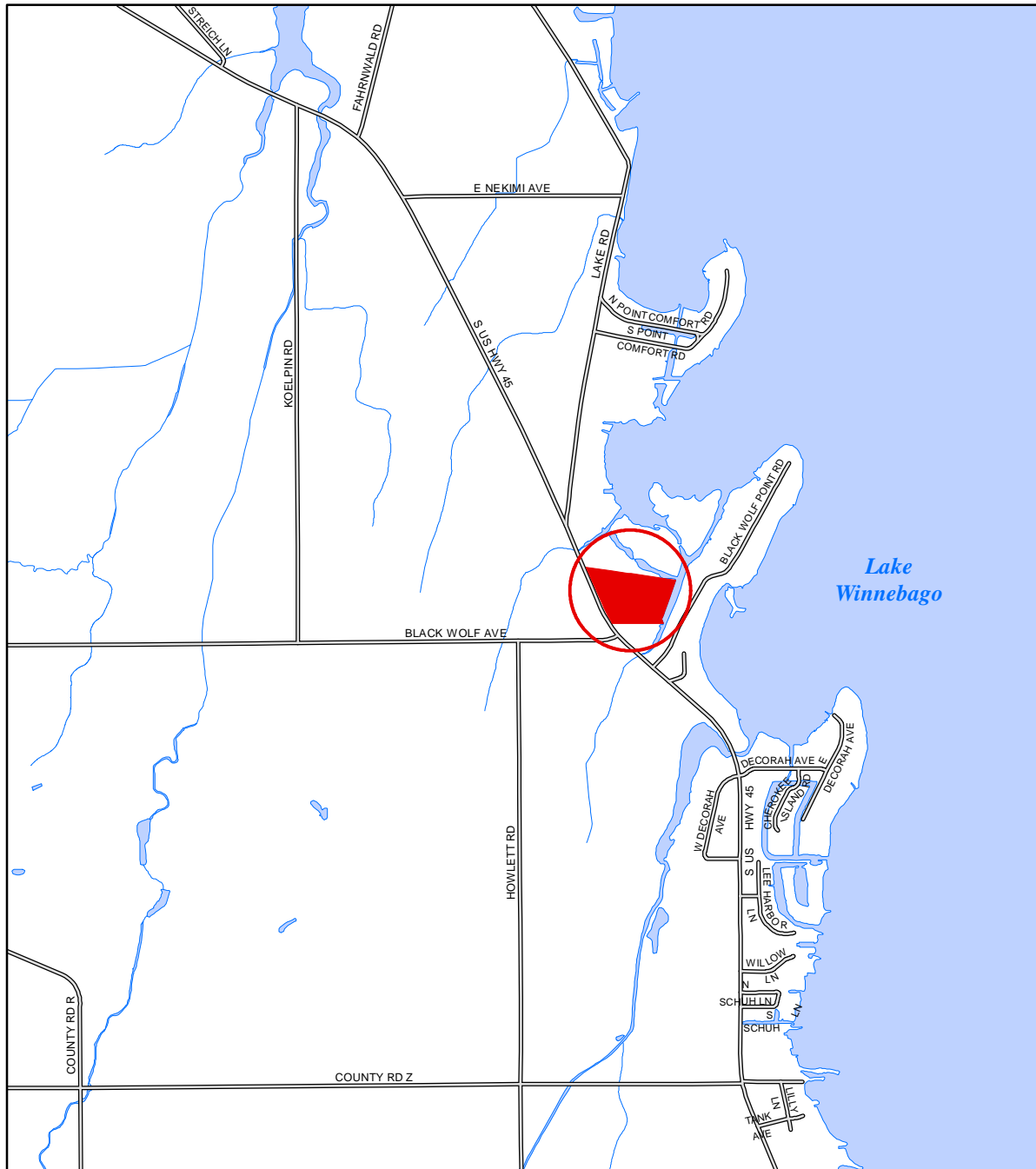
BLANCK, CARVEN T /  
BLANCK, JULIE M

Subject Parcel(s):

004038604(P)

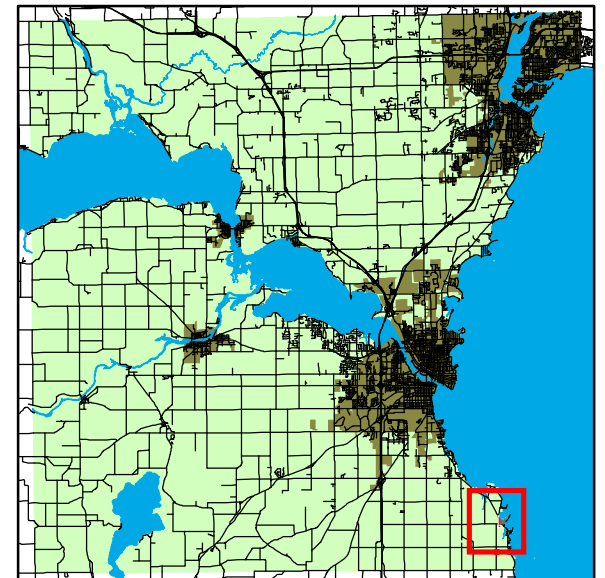


Winnebago County  
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE September 28, 2021

### TO WHOM IT MAY CONCERN:

Below is a Notice of Public Hearing being published in the Oshkosh Northwestern. The Notice presents a general description of a proposed action which is regulated by the Winnebago County Comprehensive Plan Ordinance. You are receiving this notice because this application or petition: 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 September 28, 2021 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

\* All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87359235533?pwd=MURDRW9aZ3RMVDZ0bHpTdFlZalpoUT09>

**Dial by your location:** +1 312 626 6799 US (Chicago)

- **Meeting ID:** 873 5923 5533
- **Passcode:** 260492

Additional instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

### INFORMATION ON PLANNED DEVELOPMENT DISTRICT REQUEST

**Application No.:** 21-LUPA-5910

**Applicant:** TOWN OF NEPEUSKUN

**Agent:** RON BAHN, TOWN PLANNING COMMISSION CHAIR

**Explanation:** Applicant is requesting an amendment to the Winnebago County Comprehensive Future Land Use Plan in order to amend the Farmland Preservation Plan element.



Town of Nepeuskun  
Winnebago County, Wisconsin

Farmland Preservation Plan





Farmland Preservation Areas

 Areas of Agricultural Use  
and Agriculture Related Use

Nonagricultural Development Areas

 Areas of Nonagricultural  
Development

Map Features

 Parcel Lines  
 Section Lines  
 Waterways  
 Open Water




Approximate Scale

0 900 1,800 3,600 5,400 7,200  
Feet

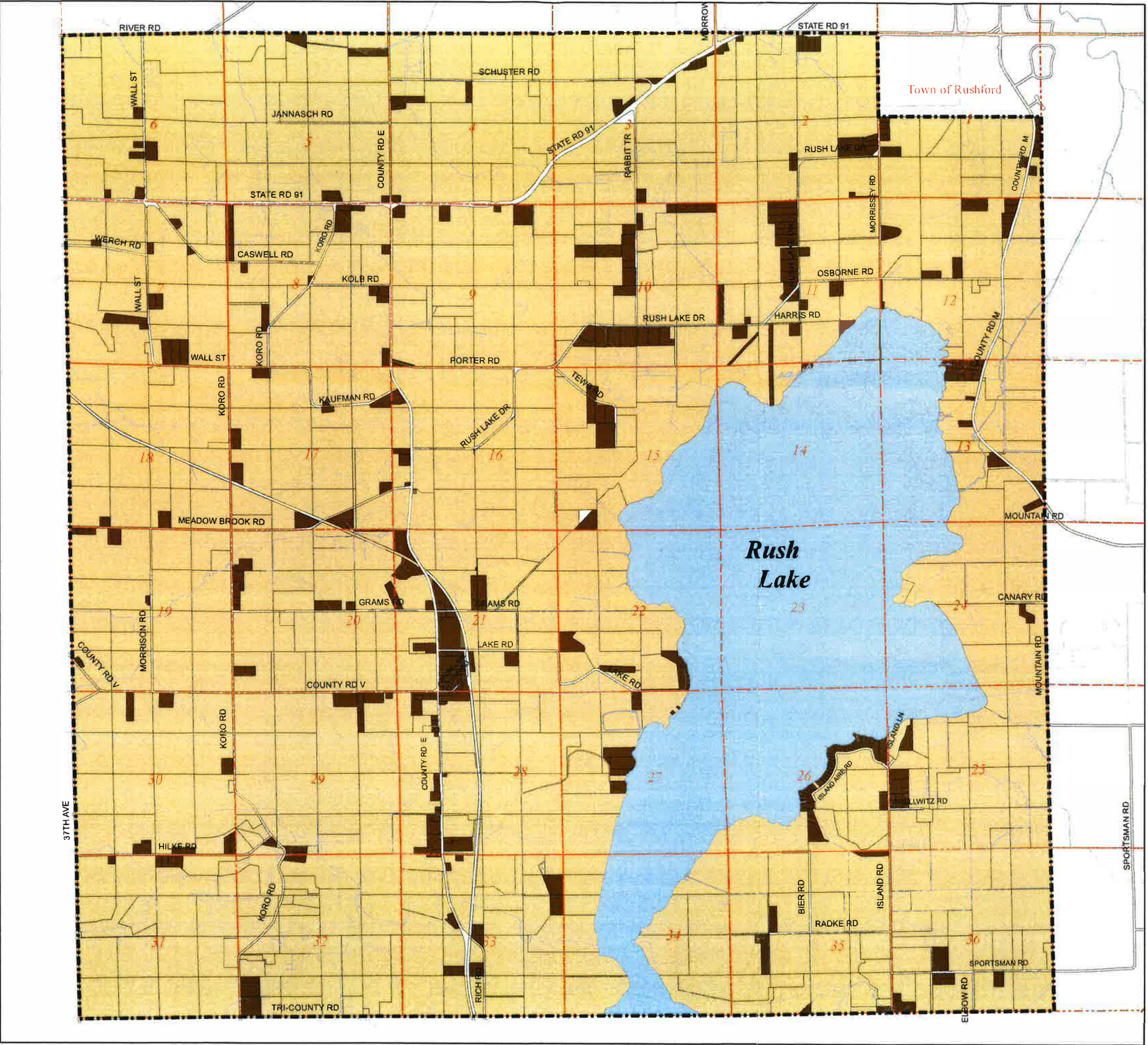
This base map was created by Winnebago County, who expressly  
disclaims all liability regarding fitness of use of the information.  
The user is responsible for understanding the accuracy limitations  
of the data provided herein.

Martenson & Eisele, Inc.

 1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

argis10328002gis.mxd\_ 02/13/2019





PROPOSED 2021 FPP MAP - TOWN OF NEPEUSKUN

Town of Nepeuskun  
Winnebago County, Wisconsin

## Farmland Preservation Plan

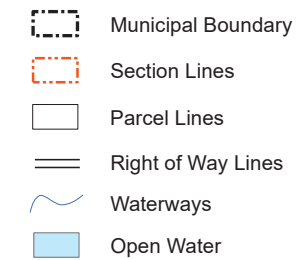
### Farmland Preservation Areas



### Nonagricultural Development Areas



## Map Features



Note : In the event of any conflicts between interpretation of the County's Proposed Land Use Plan Map and the County's Farmland Preservation Plan Map, the County's Farmland Preservation Plan Map shall take precedence over other future land use classifications on the Proposed Land Use Map for the purposes of planning for agriculture.



This base map was created by Winnebago County, who expressly disclaims all liability regarding fitness of use of the information. The user is responsible for understanding the accuracy limitations of the data provided herein.

Martenson & Eisele, Inc.

M.S.

1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

argis10328002gis.mxd\_08/17/2021