

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
July 26, 2022

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on July 26, 2022 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

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

ZOOM MEETING INFORMATION LINK:

<https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>
For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6070

Applicant: NORRIS, JOSEPH ET AL

Agent: PUCKER, JUSTIN

Location of Premises: 264 OLD OREGON RD

Tax Parcel No.: 004-0203

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 36, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to R-1 (Rural Residential) for continued residential use of the property.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Residential.

Describe proposed use(s): Residential.

Describe the essential services for present and future use(s): Well water, private sewer, natural gas residential uses.

Describe why the proposed use would be the highest and best use for the property: Because it is a single household residential property.

Describe the proposed use(s) compatibility with surrounding land use(s): Because it is a single household residential property.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

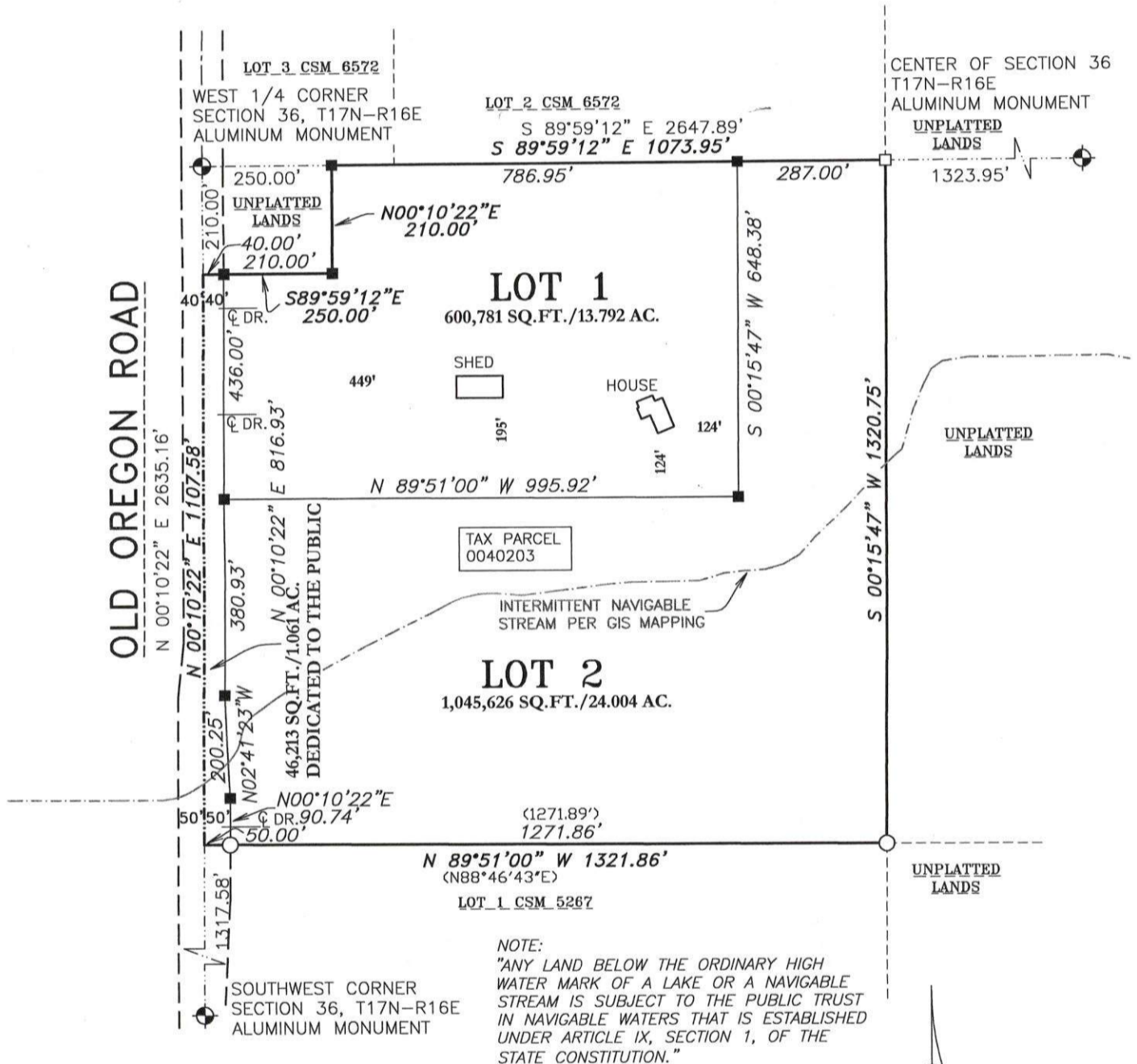
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. _____

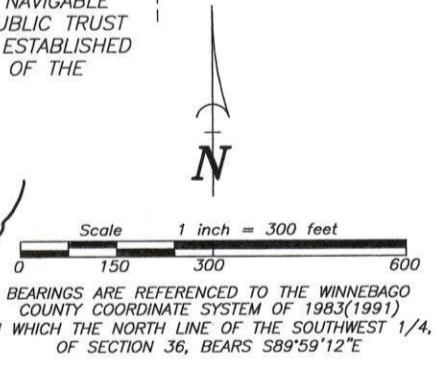
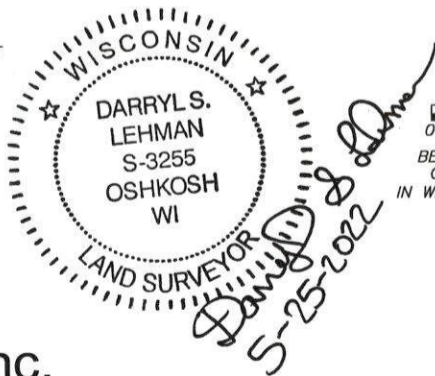
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
JUSTIN PUCKER
N7898 LAKESHORE DRIVE
FOND DU LAC, WI 54937



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
- FENCE LINE
- () RECORDED AS



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. 0-2707-001
FILE 2707001CSM.DWG SHEET 1 OF 3
This instrument was drafted by: DSL

Application #22-ZC-6070

Date of Hearing:

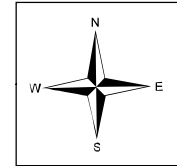
July 26, 2022

Owner(s):

**NORRIS, JOSEPH B /
NORRIS, JERI M**

Subject Parcel(s):

0040203(P)



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

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

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



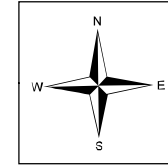
○ = SITE

Application #22-ZC-6070

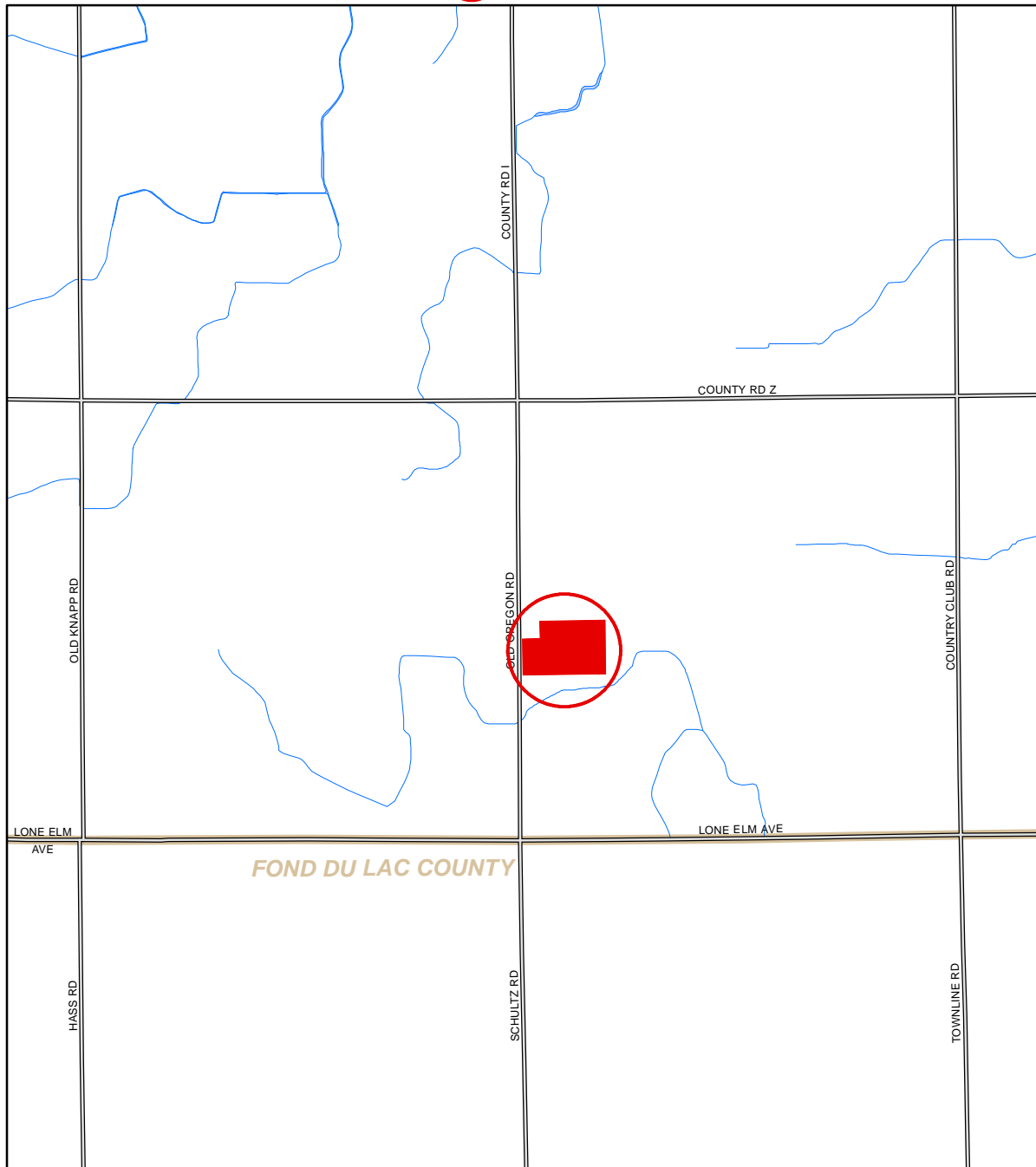
Date of Hearing:
July 26, 2022

Owner(s):
NORRIS, JOSEPH B /
NORRIS, JERI M

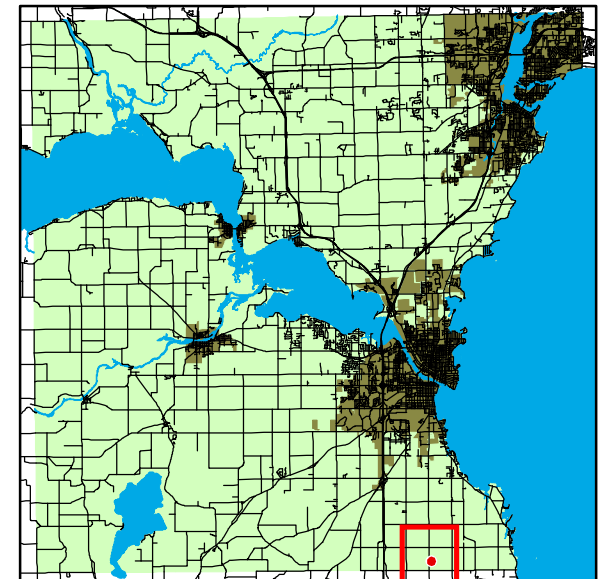
Subject Parcel(s):
0040203(P)



*Winnebago County
WINGS Project*



● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6060

Applicant: KOCH, RYAN ET AL

Agent: KOCH, RYAN

Location of Premises: 4831 RIVERMOOR RD

Tax Parcel No.: 016-0100, 016-0101, 016-0102 & 0103, 030-1015-01, 030-1014, 030-1014-01

Legal Description: Being part of the NE 1/4 of Section 3, Township 18 North, Range 15 East, Town of Omro, and all of Lots 66 and 68 of the Plat of Rivermoor, located in part of the SW 1/4 of the SW 1/4 of Section 35 and in part of Government Lot 4 of Section 34, Township 19 North, Range 15 East, Town of Winneconne, all in Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to continue general agricultural use of the property.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, floodplain, wetlands

Current Zoning: R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): All stated parcels are currently used for general agriculture.

Describe proposed use(s): General Agriculture.

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

Describe why the proposed use would be the highest and best use for the property: This land has always been used for agriculture so should be zoned that way. The current landowner as well as the previous two land owners never consented for this land to be change to residential zoning and there are no plans to EVER change this land to residential. A significant portion of all parcels would be consider wetland and would not be suited for residential use anyhow.

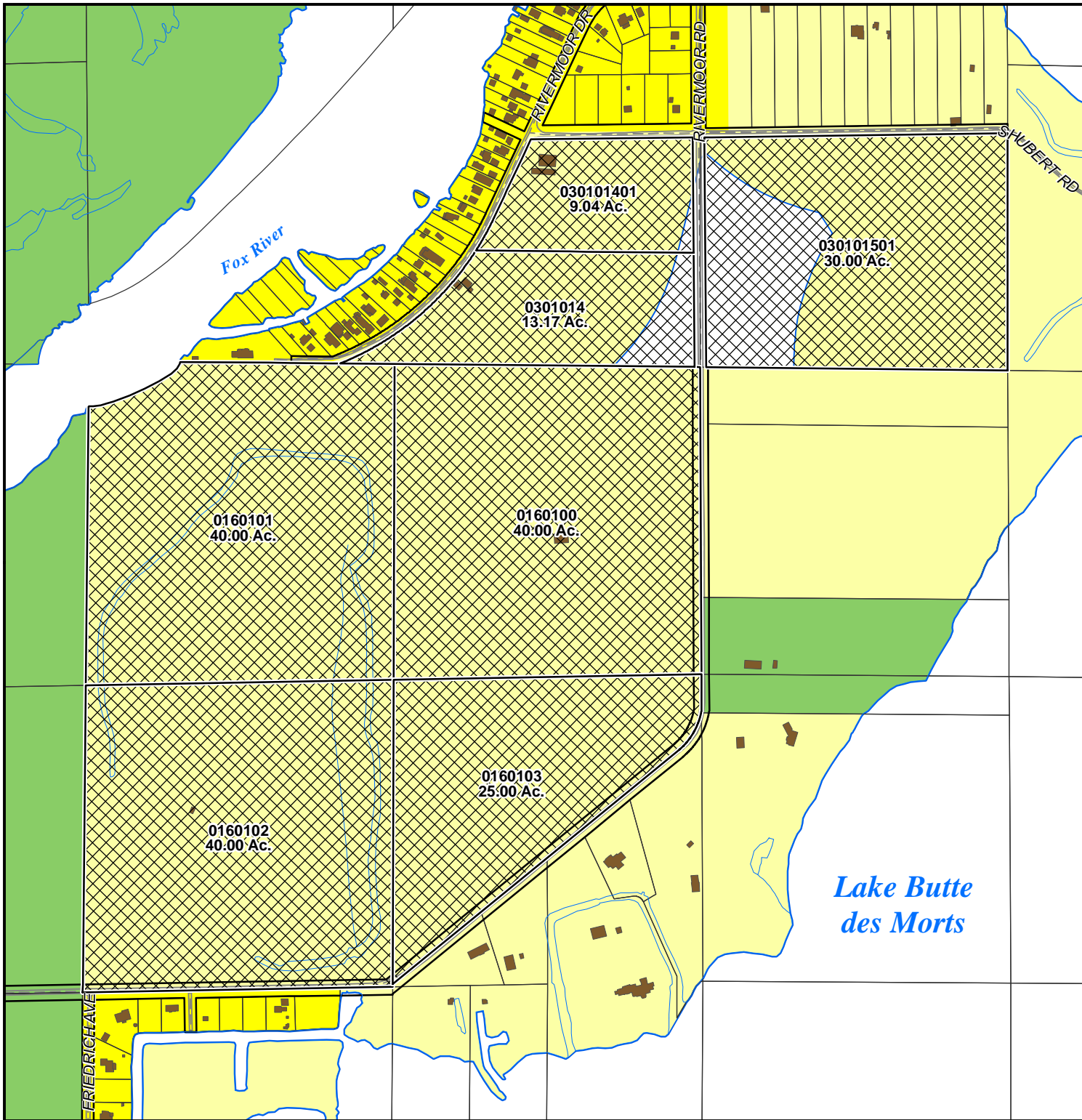
Describe the proposed use(s) compatibility with surrounding land use(s): These parcel border residential neighborhood and other agricultural and recreation land and have always been used for agricultural use so they would all be compatible.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
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Application #22-ZC-6060

Date of Hearing:

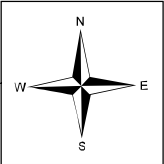
July 26, 2022

Owner(s):

HAFEMEISTER, GINA M

Subject Parcel(s):

- 0160100 / 0160101 /
- 0160102 / 0160103 /
- 0301014 / 030101401 /
- 030101501



Winnebago County
WINGS Project

Scale

1 inch : 600 feet

County Zoning Districts

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

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

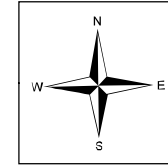
○ = SITE

Application #22-ZC-6060

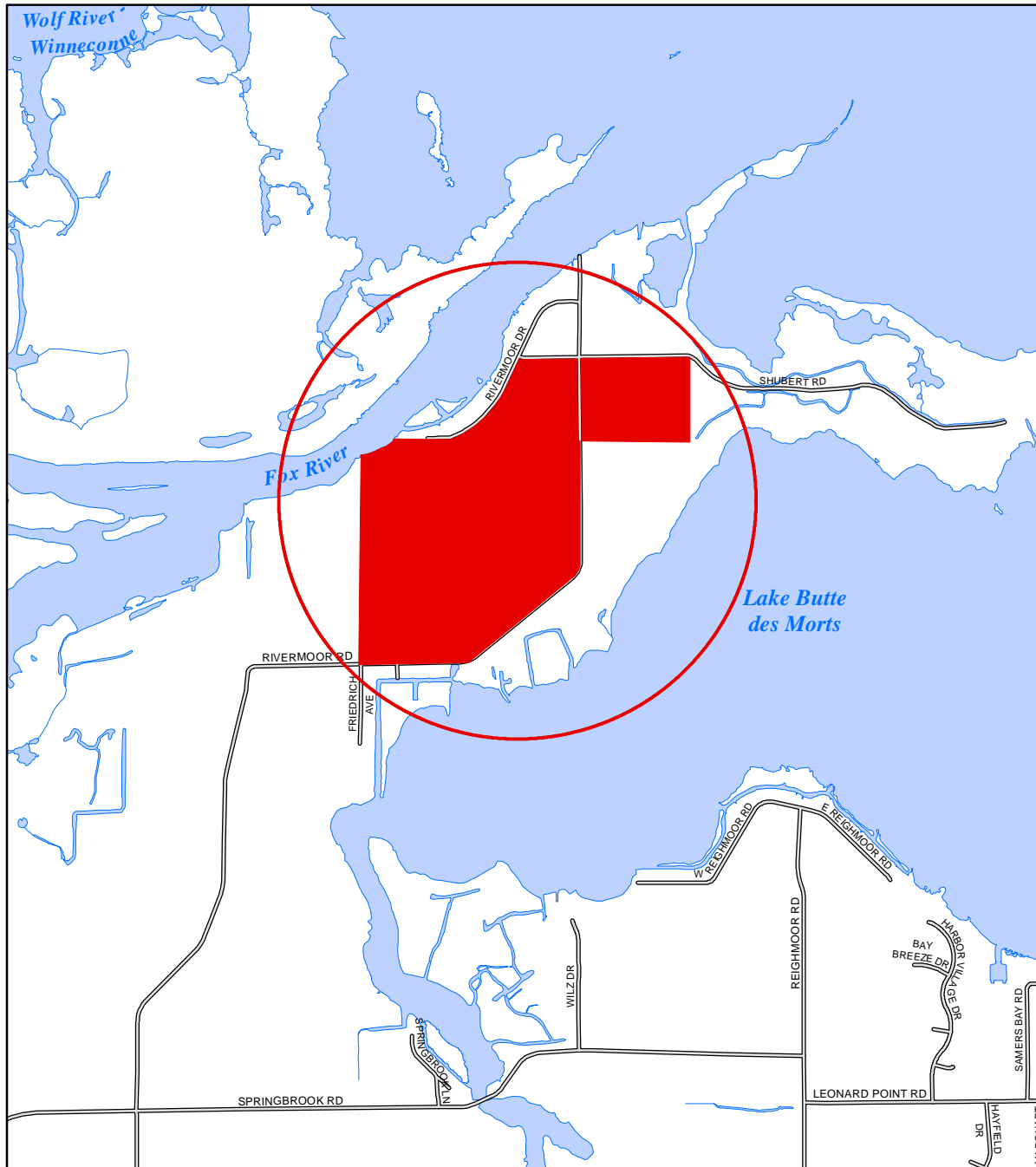
Date of Hearing:
July 26, 2022

Owner(s):
HAFEMEISTER, GINA M

Subject Parcel(s):
0160100 / 0160101 / 0160102 / 0160103 /
0301014 / 030101401 / 030101501

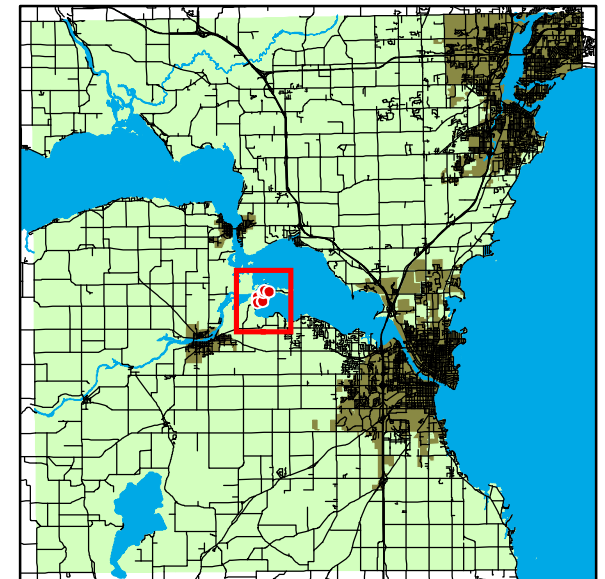


Winnebago County
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY

***AMENDED**

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2022-CU-6090

Property Owner(s): METZ FAMILY FARM

Agent: NONE

Tax Parcel No.: 030-0420

Location of Premises: 6435 WIESNER RD S

Legal Description: Being all of the NW 1/4 of the SW 1/4 of Section 28, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Section 23.8-41, Exhibit 8-1, 5.02 & 17.05

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a campground ***and a bed and breakfast.**

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, floodplain, wetlands

Current Zoning: A-2 General Agriculture

Code Reference: Chapter 23, Section 23.8-41, Exhibit 8-1, 5.02

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a campground.

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: SEE ATTACHED.

Describe how the proposed use will not have any adverse effects on surrounding property:
SEE ATTACHED.

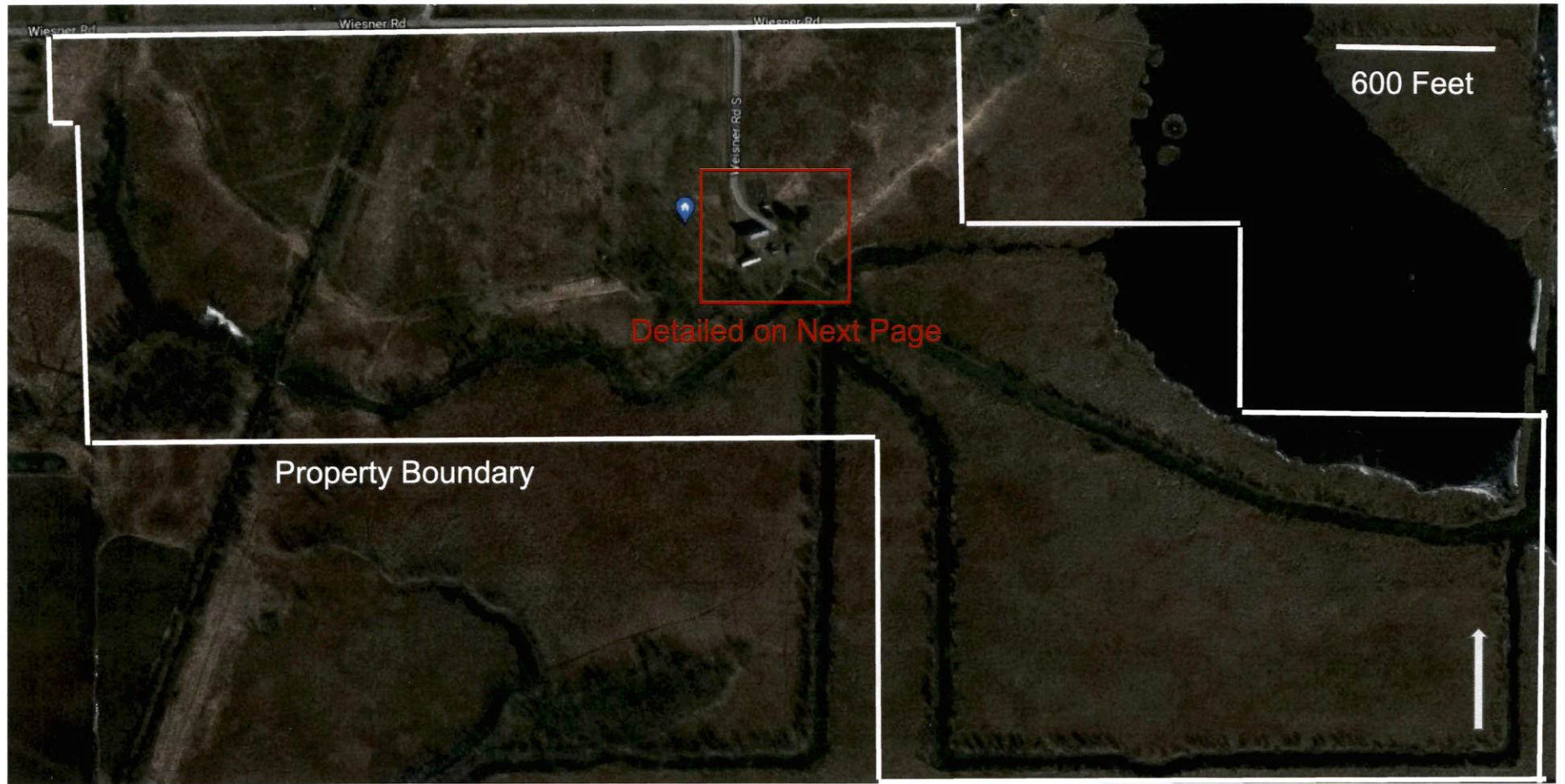
SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

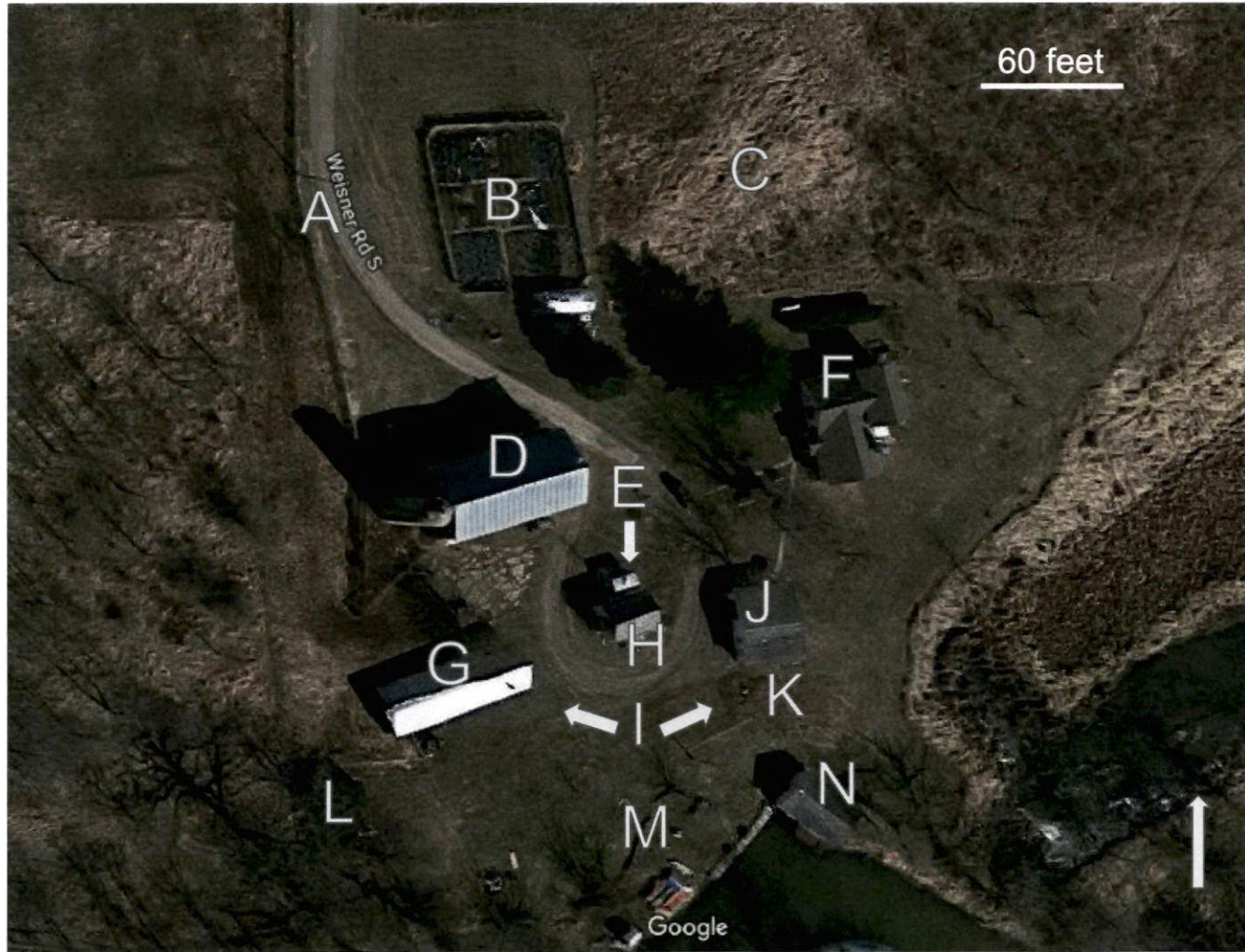
The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (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.



Attachment 1 to Conditional Use Application



- A. Garbage Collection Area (includes residential-sized trash and recycling bins which are picked up weekly)
- B. Vegetable Garden
- C. Mound System for Main House (regularly maintained and inspected in accordance with regulations)
- D. Barn (60x35')
- E. Bathroom Trailer (mobile trailer with two showers, toilets, and sinks. Waste is emptied into underground holding tank)
- F. Main House (46x38', includes two bedrooms, a bathroom, kitchen, dining room, and living room available for rent)
- G. Tool Shed (62x22')
- H. Cabin 1 (20x16', includes a bed, bath, and kitchen available for rent)
- I. Parking Area (guests park on the grass in front of cement parking blocks. Extra parking is available in several other locations if needed)
- J. Cabin 2/Carport (32x26', includes a covered parking area,, one bed, one bath, and ½ kitchen available for rent)
- K. Holding Tank for Cabins (3000 gallons)
- L. Auxiliary Cabin (20x12', currently used for storage but it does have one bed and might be made available for rent)
- M. Recreation Area (includes a fire ring, horseshoe pits, a dock, picnic tables, and an open grassy area)
- N. Boathouse (30x19', currently used for storage)

*We propose to use the property for short-term rentals. There is only one employee (Trevor), and hours of operation are by appointment only. There are no foreseeable setbacks, seasonal requirements, etc. All other relevant information is described in Attachment 2.

(2)
↓
ATTACHMENT TO CONDITIONAL USE APPLICATION

C-1 Describe the proposed use:

This property is owned by a Trust created in 2019 by Thomas and Sharon (Wiesner) Metz, who were the fourth generation to live on the property. It consists of 40 acres that include a farmhouse, sections of which are more than 100 years old; a barn built in 1888; and several outbuildings, a few of which have been converted to cabins. The Metzses' grandson (Trevor Metz, sixth generation) lives in the farmhouse full-time and acts as the Trust's agent and caretaker of the property.

The Trust also owns 137 surrounding acres of fields, forest and marsh land that are subject to a Wildlife Habitat Restoration Easement Without Public Access in favor of the Wisconsin DNR. Those other five parcels contain no habitable structures and are not part of this Application.

The Trust proposes to rent our cabins and the first floor of our farmhouse through rental sites like Airbnb and VRBO. This will mainly consist of small groups (1-4 people) on weekends from about mid-April until late September. During the summer, we may host larger groups (10-20 people) – again, generally on weekends. The Trust's agent/caretaker will continue to reside on the property full-time and be on-site whenever guests are present.

The primary activities in which the guests will partake on the property include: going for walks, bird-watching, reading, playing yard games, sunbathing, catching up on sleep, canoeing, watching TV and movies, barbequing, fishing and similar leisure and nature activities.

C-2 Describe how the proposed use will not have adverse effects on surrounding property:

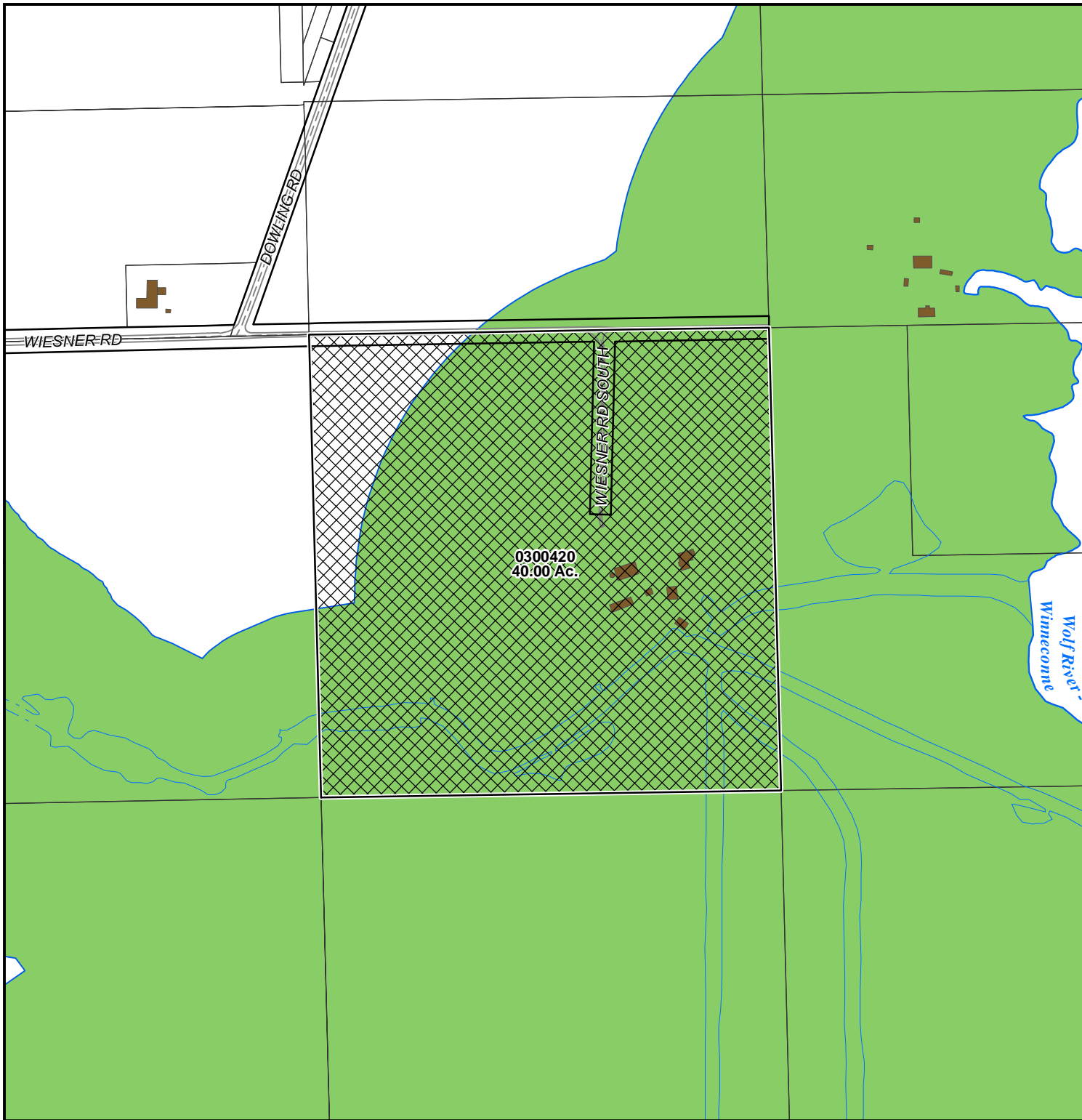
There will be no impact on surrounding property, so there is little to describe. The nearest neighbor is a quarter mile away as the crow flies, and supports this Application. The next nearest neighbor is nearly a half mile away. The areas between the subject parcel and those neighbors are buffered by large and inaccessible tracts of marsh and shrub land.

Traffic will be limited to 1-2 extra vehicles per weekend, along a road that passes by only a single neighbor. In the summer, this could range up to 8-10 total vehicles per weekend. The property has plenty of parking and no public space would be needed.

There are no foreseeable environmental impacts. Many trash and recycling receptacles are placed around the property. The aggregate waste easily fits into the residential-sized bins issued by the municipality for weekly pick-up. Liquid waste is disposed of through our existing mound system, as well as two large holding tanks – one of which was installed in 2020. All of our waste systems are diligently maintained and periodically inspected in accordance with regulations. Total waste output will be far below the systems' capacity.

Referring to the other examples given in Section C-2 of the Application: Our proposed use of the property will require no additional lighting and will not produce any smoke, odors, glare, dust, vibration, fire hazard or electrical interference.

Finally, noise impact will be minimal or non-existent. We expect that some guests will choose to play music at reasonable volumes. As they participate in yard games and barbeques, our guests will probably laugh loudly, their dogs will bark, or their children will scream with excitement. But again, the nearest neighbors are a quarter mile away and have their own children and dogs (and horses, and cattle). The noise level of guests will be less than what is already routinely produced by the on-site caretaker using his lawnmower, chainsaw or boat motor. In fact, the noise level will be similar to that from our own family gatherings, in which 20 or more of us partake in the exact same activities as will our guests, and which have never drawn complaints from the neighbors.



Application #22-CU-6090

Date of Hearing:

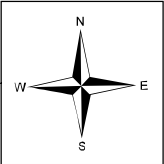
July 26, 2022

Owner(s):

2019 METZ FAM FARM
IRREV TST

Subject Parcel(s):

0300420



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
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City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

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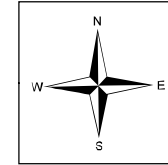
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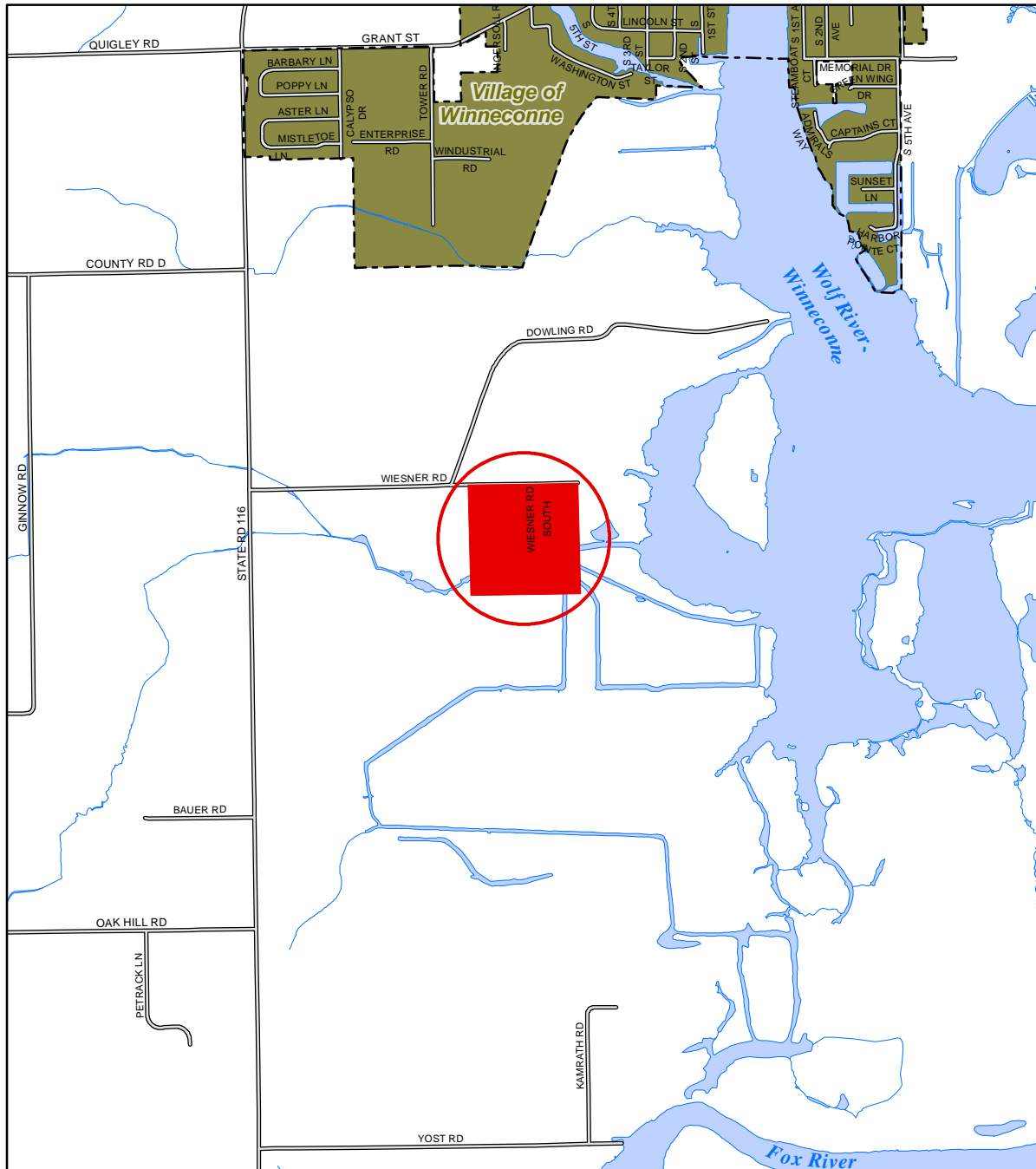
2019 METZ FAM FARM IRREV TST

Subject Parcel(s):

0300420

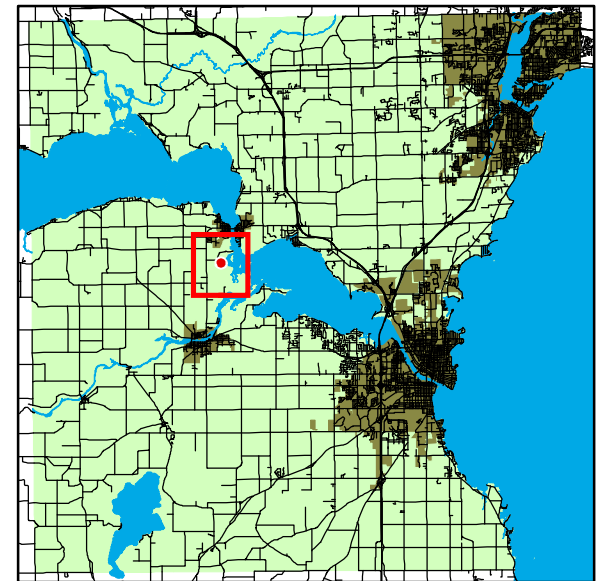


Winnebago County
WINGS Project



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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2022-CU-6050

Property Owner(s): CVENGROS, JONATHAN

Agent: NONE

Tax Parcel No.: 010-0089-04

Location of Premises: 7070 WOODENSHOE RD

Legal Description: Being part of the NW 1/4 of the SW 1/4 of Section 6, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Section 23.8-41, Exhibit 8-1, 17.25

Description of Proposed Use: Applicant is requesting a conditional use permit for a major home occupation described as used firearm refinishing and repair as permitted by a Federal Firearms License.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: NONE

Current Zoning: R-1 Rural Residential

Code Reference: Chapter 23, Section 23.8-41, Exhibit 8-1, 17.25

Description of Proposed Use: Applicant is requesting a conditional use permit for a major home occupation described as used firearm refinishing and repair as permitted by a Federal Firearms License.

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

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

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;
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- (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:

I will use the detached garage as a work space to refinish, repair, and clean the metal and wood components of used firearms. Test firing will occur at a shooting range off-site. No live ammo will be permitted in the work space. The power tools I use consist of a bead blasting cabinet, electric buffer/polishing wheels, an air compressor, and a drill press. Once a firearm is polished to the desired effect I may use boiling water to heat some of the metal parts to prepare them for bluing. The freshly blued metal parts then cure in a bath of water dispersing oil. The woodworking may consist of stripping off old finish, sanding, and re-applying a desired finish to the wood components. I will have a Federal Firearms License which makes it possible for a customer to transfer a firearm to me for gunsmithing service and for me to return the firearm back to the person who dropped it off. I will not be operating a retail business and my gunsmithing services are by appointment only. Assembled, functioning firearms will be stored in a locked room within the main residence. The detached garage will remain locked when not in use.

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.)

Most of the work I do is by hand and creates no noise. The tools mentioned above, in the manner I will use them, do not create noise inside the garage substantial enough to require ear plugs. I've put consideration in the tools I've purchased to ensure they are the quietest version. All of my tools run on 110v at a maximum of 1hp. I cannot hear my air compressor, buffing wheel, or drill press from inside my house. From outside my garage, these tools are quietly audible. Only one tool is used at a time and their total use over all is infrequent compared to hand work. My bluing tanks are stainless steel and are heated by well-insulated, propane burners (otherwise used for making maple syrup). The bluing tanks and burners are mounted to a 4x8 foot, sheet rock covered, table. The bluing process itself creates as much noise as water boiling. The rust remover and degreasers I use are both non-hazardous, non-toxic, and biodegradable. My bluing process (Hot Water Accelerated Rust Bluing) uses mostly boiling distilled water. The water displacing oil I use to cure freshly blued pieces of steel is reusable and will remain in the tank it is in. My main method of advertisement will be "word of mouth" and I may drop business cards off at some local establishments. There will be no signage indicating my business on Woodenshoe Rd. One customer at a time will arrive by appointment during daylight hours.

Application #22-CU-6050

Date of Hearing:

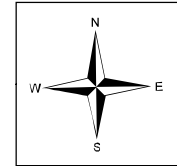
July 26, 2022

Owner(s):

CVENGROS, JONATHAN W /
CVENGROS, AMY

Subject Parcel(s):

010008904



Winnebago County
WINGS Project

Scale

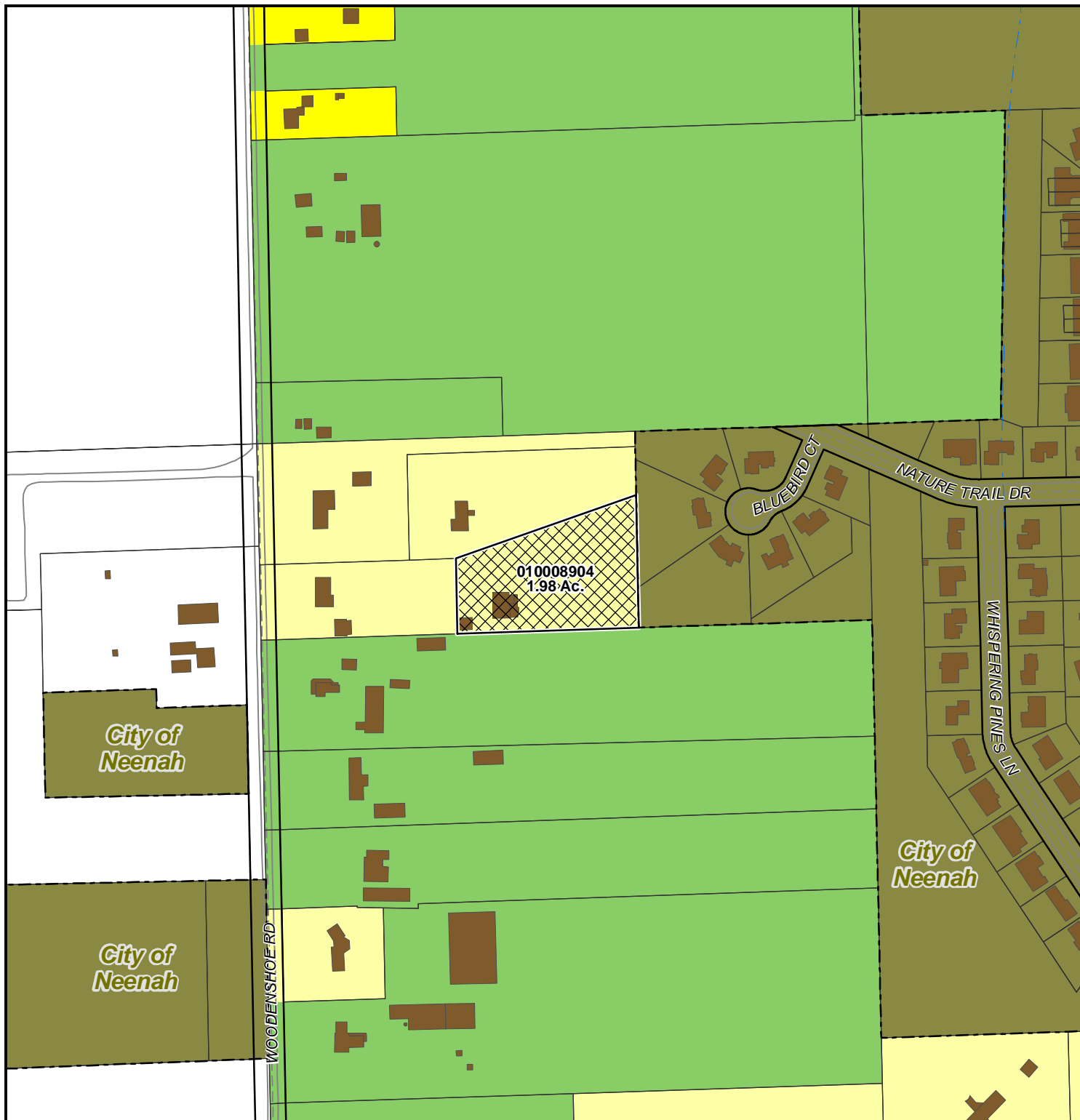
1 inch : 300 feet

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



City of
Neenah

City of
Neenah

City of
Neenah

010008904
1.98 Ac.

WOODENSHOE RD

BLUEBIRD CT

NATURE TRAIL DR

WHISPERING PINES LN

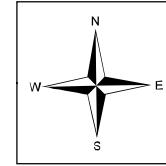
○ = SITE

Application #22-CU-6050

Date of Hearing:
July 26, 2022

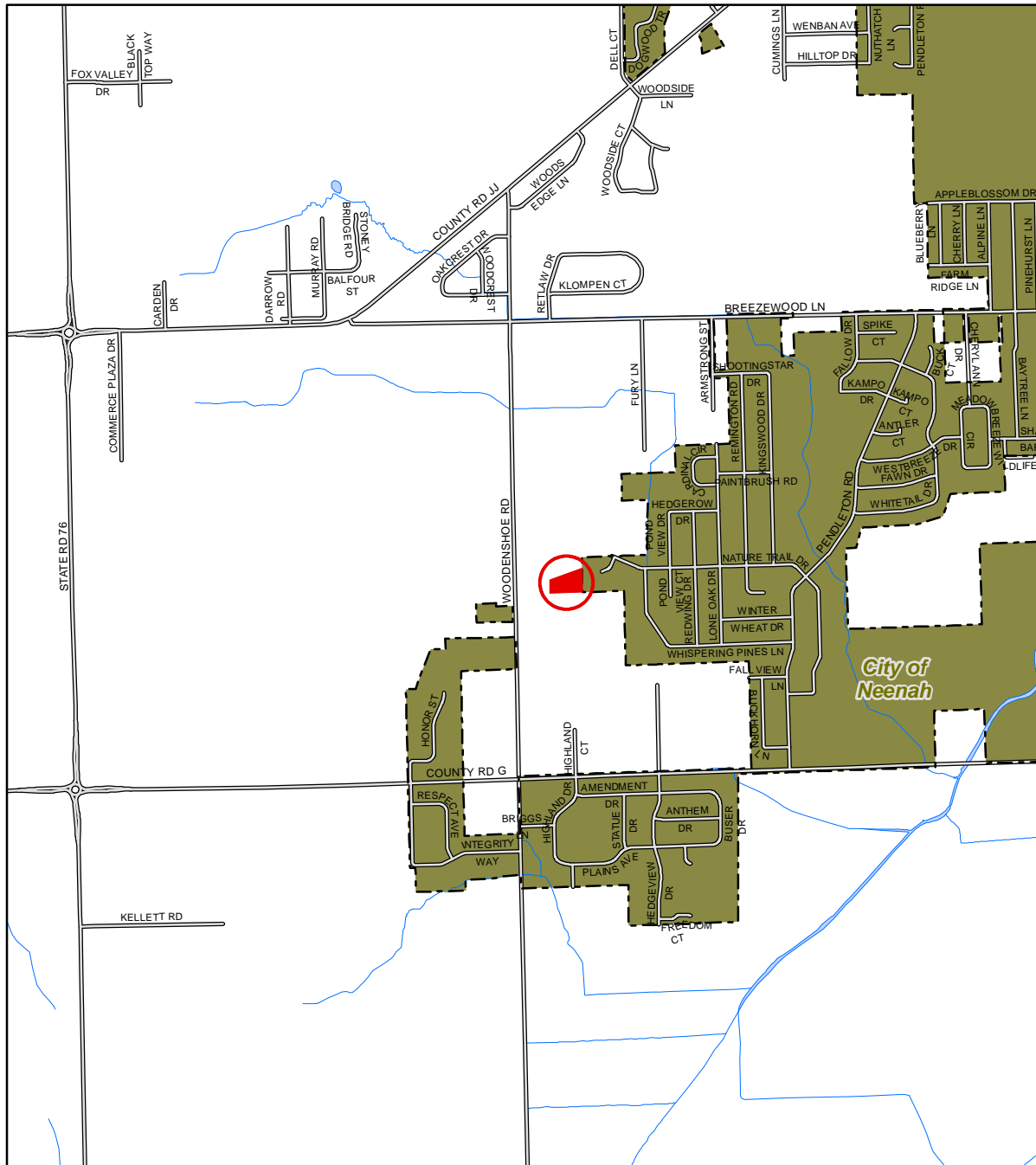
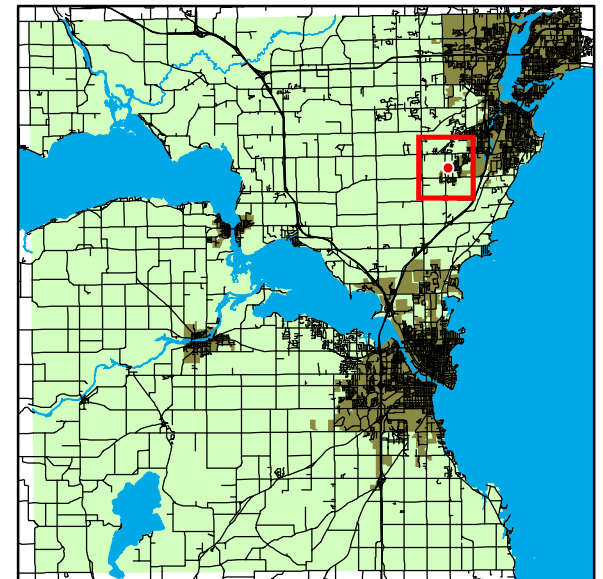
Owner(s):
CVENGROS, JONATHAN W /
CVENGROS, AMY

Subject Parcel(s):
010008904



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
July 26, 2022

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on July 26, 2022 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

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

ZOOM MEETING INFORMATION LINK:

<https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>
For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2022-ZC-6080

Applicant: GABBERT DANYELLE, ET AL

Agent: NONE

Location of Premises: 1417 LARSEN RD

Tax Parcel No.: 010-0196-02

Legal Description: Being part of the SW 1/4 of the SW 1/4 of Section 19, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: NONE

Current Zoning: B-3 Regional Business; R-1 Rural Residential

Proposed Zoning: A-2 General Agriculture

Surrounding Zoning: **North:** A-2; **South:** B-3; **East:** R-1; **West:** Town

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): See attached.

Describe proposed use(s): See attached.

Describe the essential services for present and future use(s): See attached.

Describe why the proposed use would be the highest and best use for the property: See attached.

Describe the proposed use(s) compatibility with surrounding land use(s): See attached.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

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

C-1 Describe Present Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); previously
owner used as a commercial horse barn, open to public.

C-2 Describe Proposed Use(s):

General Agriculture use/livestock & single-family residence (owner occupied); PRIVATE USE
ONLY.

C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:

Current State: Private sewer & well (water)
Future State: intent to maintain private sewer & well (water) in future.

C-4 Describe why the proposed use would be the highest and best for the property:

Parcel = 6.26 ac. (~5.5 ac. less ROW) meeting AG ac. requirement; livestock barn/shed
located on the parcel designed to house livestock (stalls, hay & equipt. storage). Property has
housed livestock since 1960's & that was/is our future proposed use; only change is for
PRIVATE USE ONLY. We own adjacent parcel #0196 (15.23 acres / A-2); fencing to contain
livestock (no use change). A-2 amendment request aligns with 'future land use planning
information' for BOTH parcels (COUNTY USE: AGRICULTURAL & RURAL & MUNICIPAL
USE: AGRICULTURAL, RURAL RESIDENTIAL).

C-5 Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201,
#010020101 & #0060636 are all zoned A-2 & consistent with our parcel size/acreage in
addition to current and proposed use (barns etc); therefore compatible & support our
amendment request. See attached C-5a document with additional surrounding parcel detail.

Zoning Map Amendment Application – Gabbert & Wiechert (1417 Larsen Road, Neenah, WI – Parcel #019602)

RE: C-5a

C-5: Describe the proposed use(s) compatibility with surrounding land uses:

Surrounding parcels (less than 1 mile from our parcel): #0196, #0100194, #0100201, #010020101 & #0060636 are all zoned A-2 and consistent with our parcel size/acreage in addition to current and proposed use; therefore compatible & support our amendment request.

C-5a – Surrounding Parcel Detail:

(Zoned: A-2) Parcel #0196 (SAME OWNER – Danyelle Gabbert & Jeffrey Wiechert)

- approx. 15.23 acres, fenced livestock pasture

(Zoned: A-2) Parcel #0100194 to north Clayton Rd / Owned by: Dan & Dawn Barker

- approx. 15.71 acres, including residence & barn

(Zoned: A-2) Parcel #0100201 to east on Larsen Rd / Owned by VOGT, KEVIN J

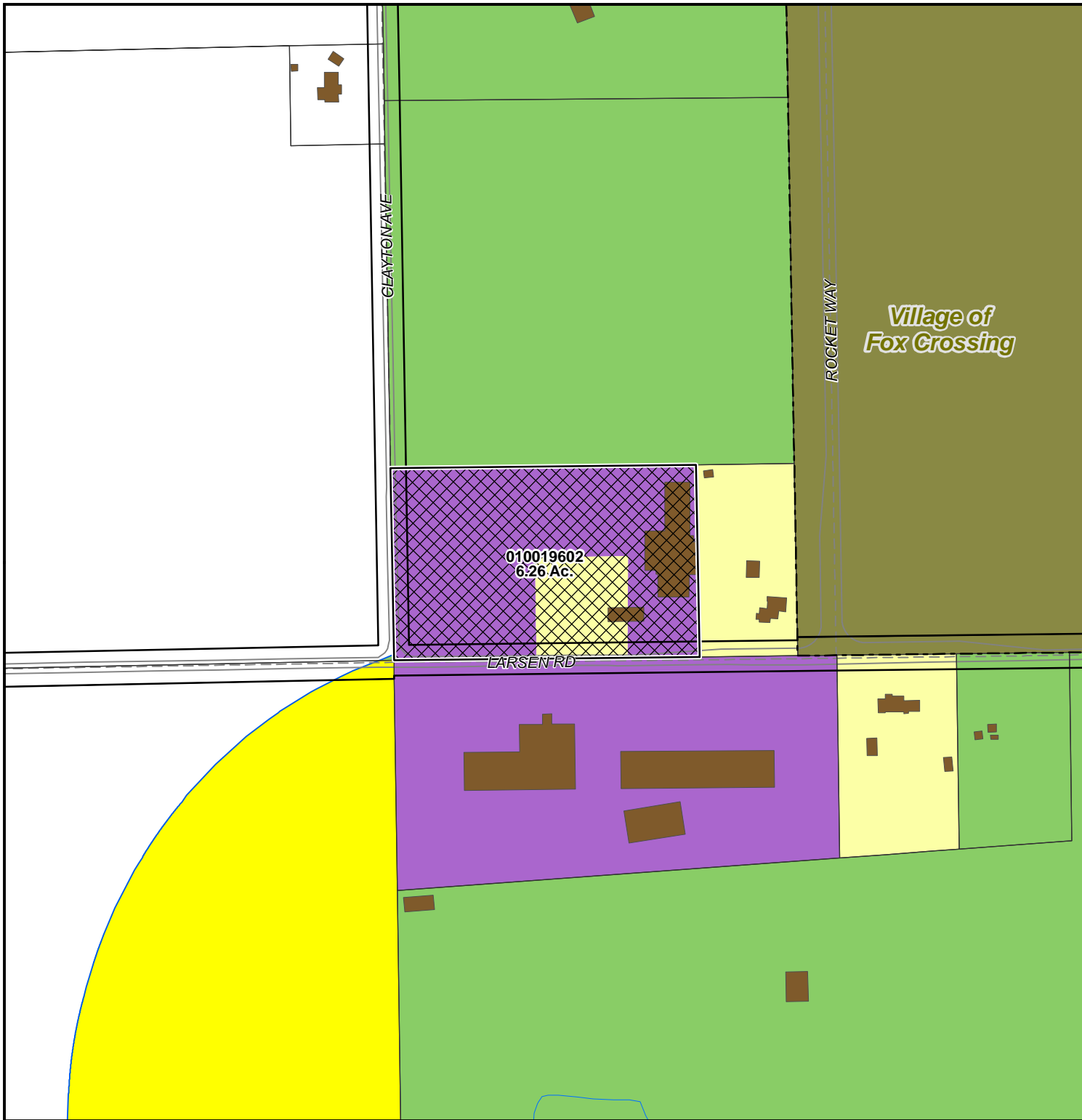
- approx. 5.01 acres including residence and barns

(Zoned: A-2) Parcel #010020101 to east on Larsen Rd / Owned by ERNST, WILLIAM A

- approx. 9.72 acres incl. residence

(Zoned: A-2) Parcel #0060636 to west on Larsen/Clayton Rd ****TOWN OF CLAYTON**** / Owned by: KUEHNLE FARMS INC

- approx. 37.26 acres including farm/crop land



Application #22-ZC-6080

Date of Hearing:

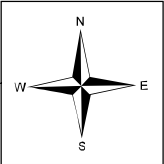
July 26, 2022

Owner(s):

GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

Subject Parcel(s):

010019602



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
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City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area

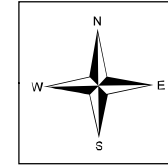
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Application #22-ZC-6080

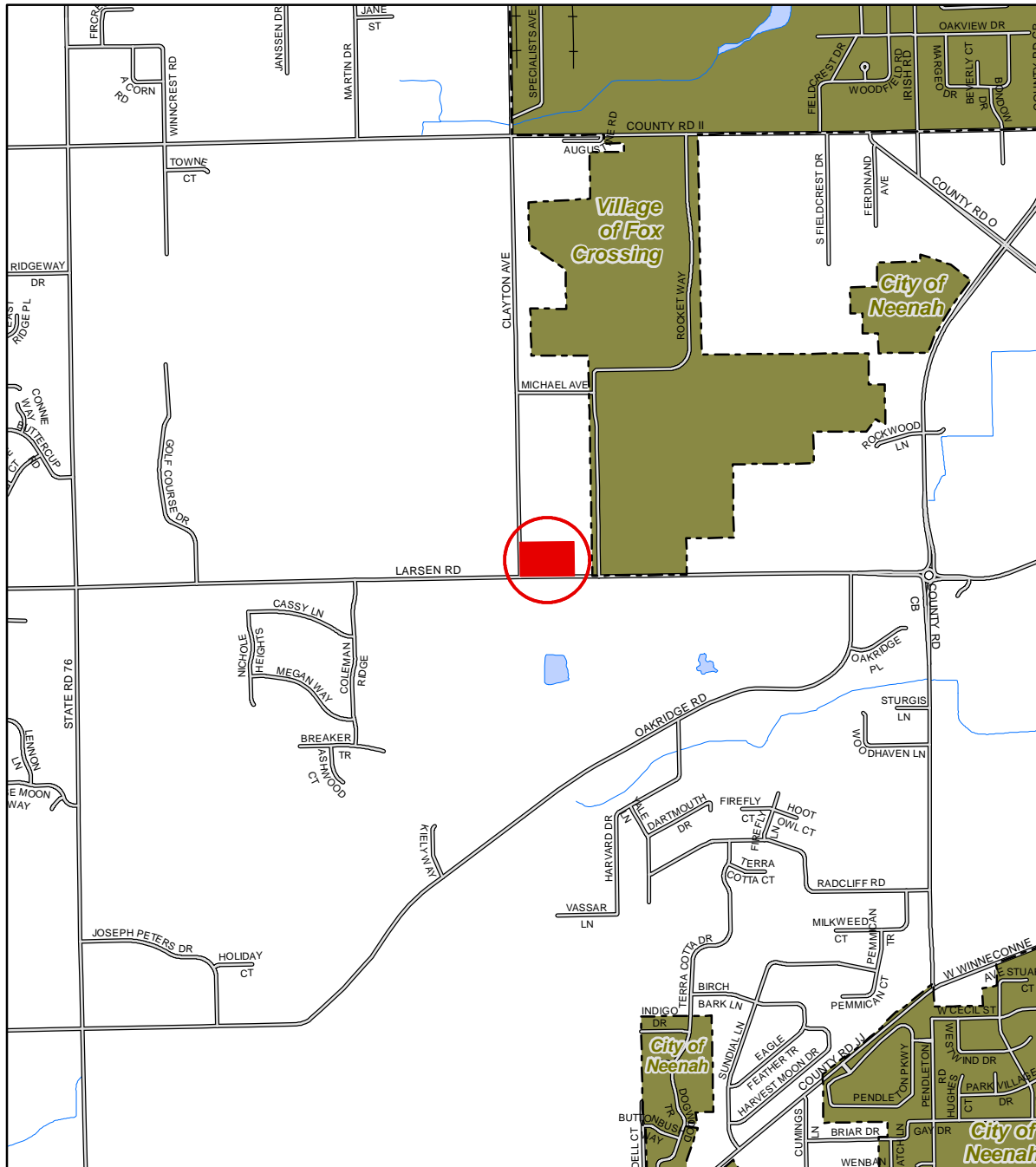
Date of Hearing:
July 26, 2022

Owner(s):
GABBERT, DANYELLE S /
WIECHERT, JEFFREY C

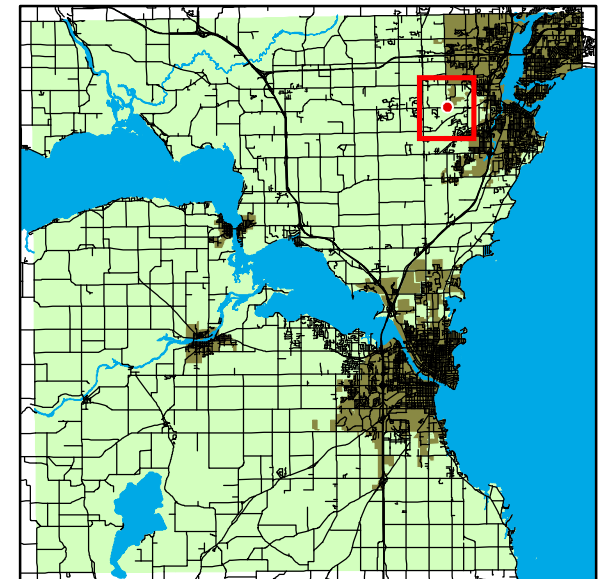
Subject Parcel(s):
010019602



Winnebago County
WINGS Project



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WINNEBAGO COUNTY