

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 11/17/2021

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 11/17/2021 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/86003958721?pwd=Rk90V1VXNWFvSldXbUh2VDgxVi9uUT09>
- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 860 0395 8721
- **Passcode:** 425641

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-5940

Applicant:
KELLNER REV LIV TST
KELLNER TSTE, MICHELLE D
KELLNER TSTE, PETER G

Agent:
None

Location of Premises:
9590 WELSCH RD
WINNECONNE, WI 54986

Tax Parcel No.:
020-0130-01

Legal Description:
Being all of Lot 1 of CSM-1835, located in Government Lot 2, Section 18, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Explanation:
Applicant is requesting a Zoning Map Amendment from B-2 (Community Business District) to R-2 (Suburban Residential District) for an existing parcel.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain Shoreland

Current Zoning:

B-2 Community Business

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: Lake Poygan

South: B-3

East: B-2

West: B-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Has been used as cottage (2nd home) since 1996 of us owning it.

Describe Proposed Use(s):

Retired, moving here to live full time and build a year round home.

Describe The Essential Services For Present And Future Uses:

Water: new well to be dug and old closed up. Sewer: Poygan Poysippi santi district 1. Streets public, lead to the dead end street or road.

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

It has been this way for the past 25 years of us owning it and before we bought it also. We will be improving beauty of neighborhood and our lot as we are on lot line now with existing structure.

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

Compatible: This is a changing neighborhood with many new tear down and rebuilds and new construction, as people make this their permanent residence.

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;

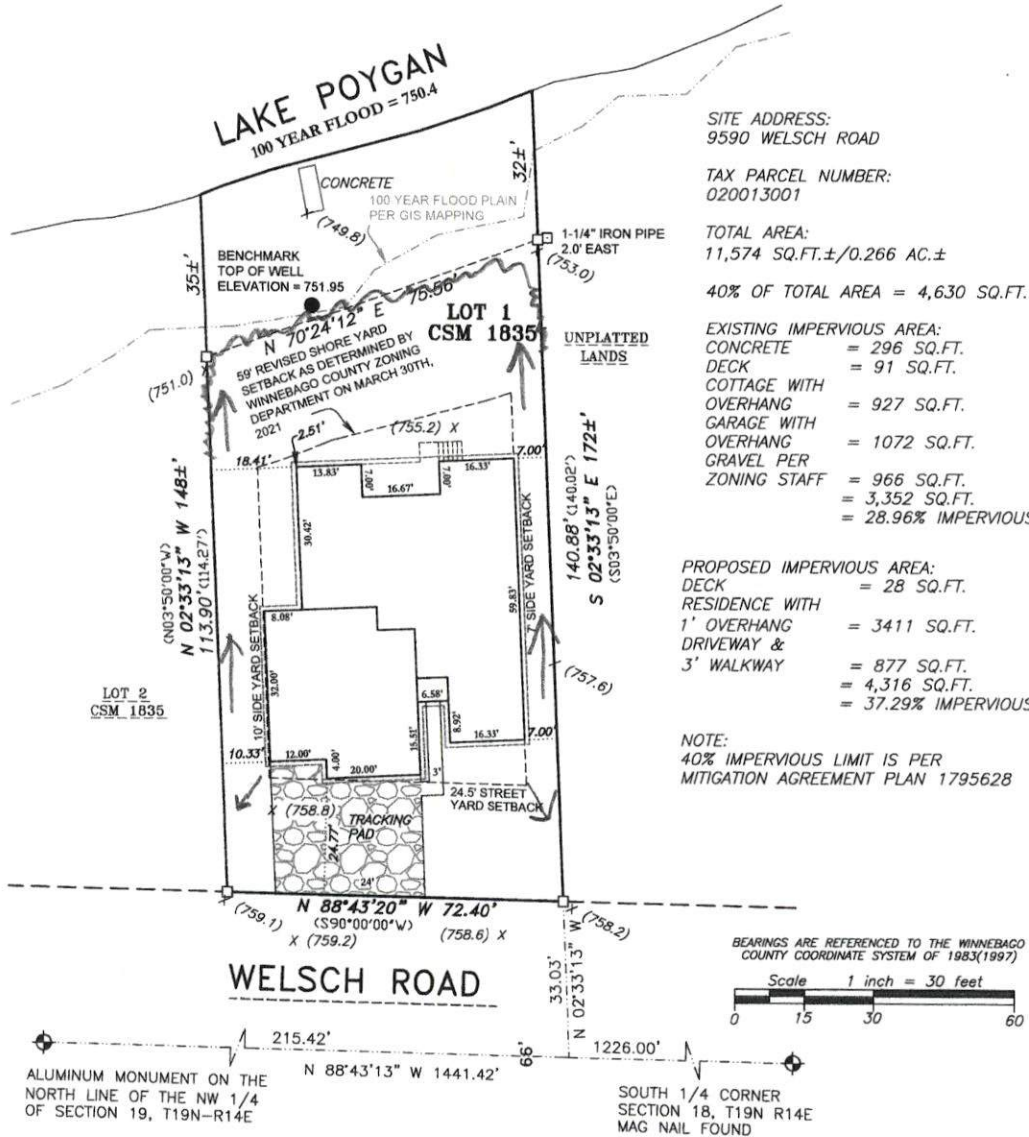
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and

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

SITE PLAN

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 1835, BEING PART OF GOVERNMENT LOT 1 AND LOT 2, ALL IN SECTION 18, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
PETE KELLNER
N101W16649 GUNFLINT TRAIL
GERMANTOWN, WI 53022



Martenson & Eisele, Inc.



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

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Architecture

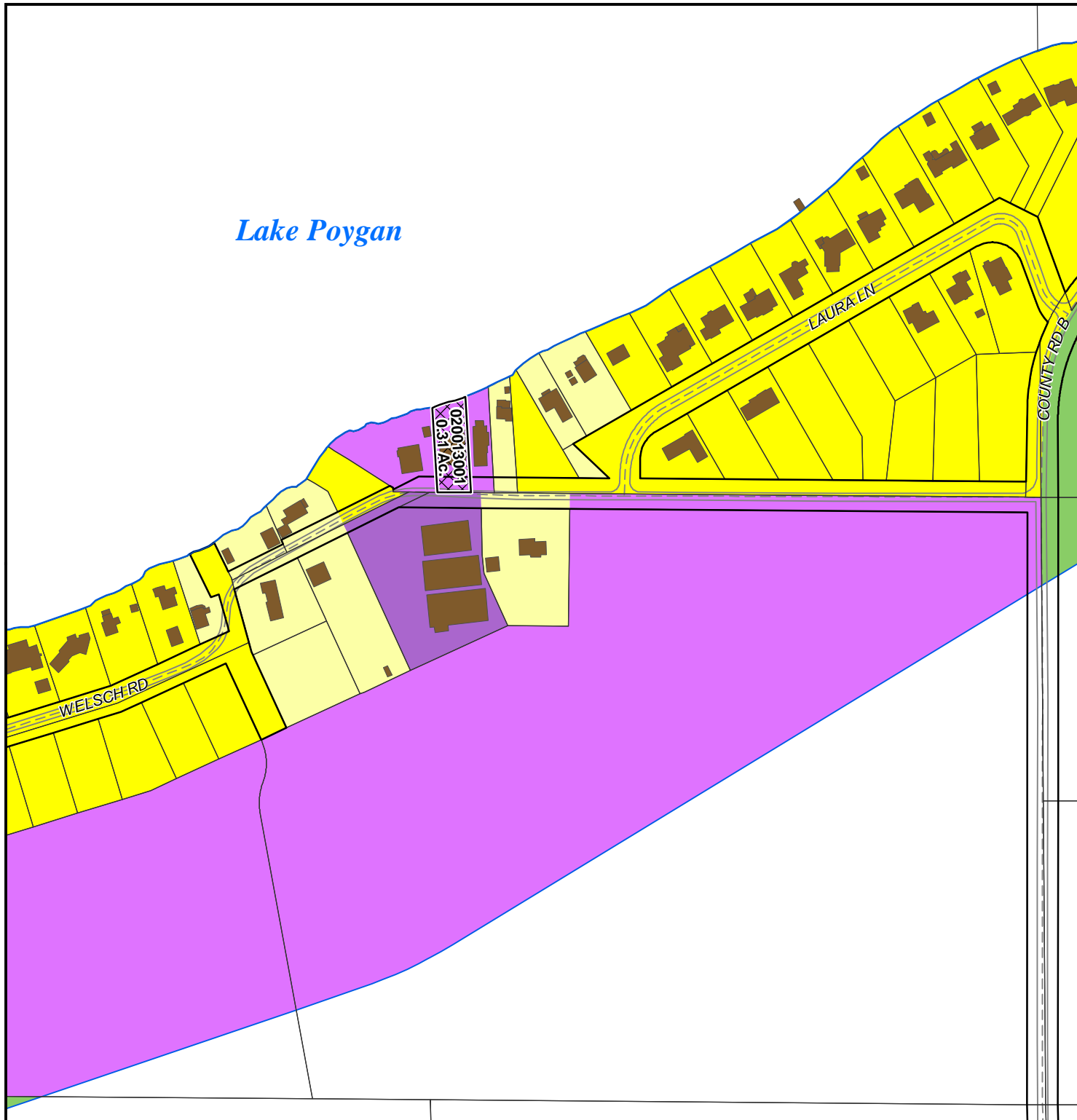
LEGEND

- 1-1/4" O.D. IRON PIPE FOUND
- GOVERNMENT CORNER FOUND
- RECORDED AS
- EXISTING GROUND ELEVATION

DRAFTED ON: 06-22-2021
REVISED ON: 06-25-2021
REVISED ON: 08-18-2021
PROJECT NO. 0-2562-001

FILE 2562001SITEPLAN.COM

THIS INSTRUMENT WAS DRAFTED BY: DSL



Application #21-ZC-5940

Date of Hearing:

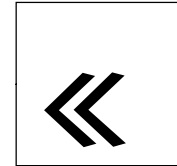
November 17, 2021

Owner(s):

KELLNER REV LIV TST /
KELLNER TSTE, PETER G, et al

Subject Parcel(s):

020013001



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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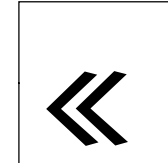
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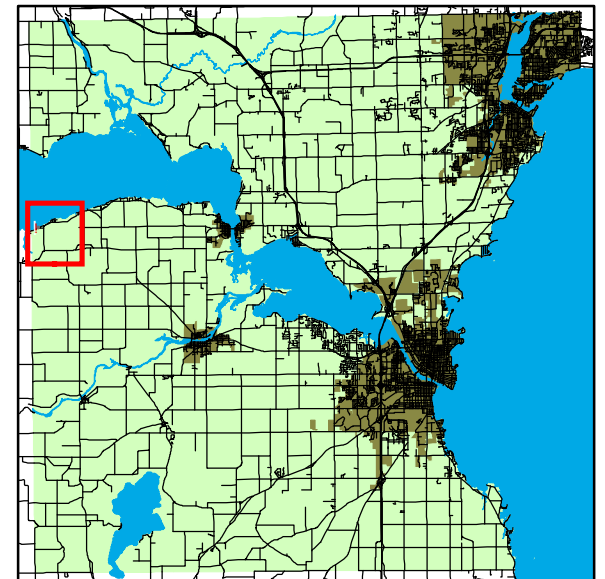
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Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet