

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 6/29/2021

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 6/29/2021 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/85394438101?pwd=Vnc4bWlUdzVhVWRzR3ZsWkdXS1VOQT09>
Dial by your location: +1 312 626 6799 US (Chicago)
Meeting ID: 853 9443 8101
Passcode: 000808
Additional virtual appearance 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.: 2021-ZC-5670

Applicant: LANG, DENNIS

Agent: None

Location of Premises: NORTH OF 6125 E LYNGAAS RD

Tax Parcel No.: 030-006402 (part)

Legal Description: Being part of Government Lot 3, Section 4, Township 19 North, Range 15 East, Town of Winneconne, 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 new parcels.

INITIAL STAFF REPORT

Sanitation: Existing System; Municipal System

Overlays: Floodplain; Shoreland; Wetlands

Current Zoning: A-1 Agribusiness

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: **North:** N/A
 South: R-2
 East: A-2
 West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Agriculture and forest

Describe Proposed Use(s): Parcel out one lot for R-1, lot size 125' x 125'. Single dwelling.

Describe The Essential Services For Present And Future Uses: Sewer, gas, and electric is existing. Well must be provided for water.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property: Residential exists on S. side of road, this would compliment existing area. Would also contribute to town and county tax base.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: Adjacent land would remain A-1.

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

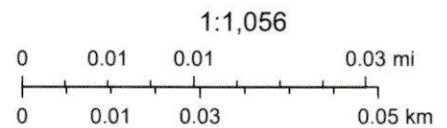
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

Site Map



3/25/2021, 10:31:59 AM

- | | | | |
|--|----------------------------------|--|--------------------------------------|
| | Subdivision/Plat/Condo Area | | Navigable Waterways |
| | Subdivisions/Plats/Condos Border | | Navigable - Permanent (unchecked) |
| | Lot Boundary | | Navigable - Intermittent (unchecked) |
| | Adjacent Counties | | Navigable - Stream (unchecked) |
| | Lakes, Ponds and Rivers | | Navigable - Permanent (checked) |
| | | | Navigable - Intermittent (checked) |



Winnebago County GIS, Imagery Date: April 2020



Application #21-ZC-5670

Date of Hearing:

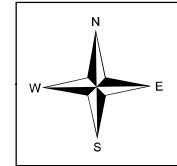
May 25, 2021

Owner(s):

LANG, DENNIS

Subject Parcel(s):

030006402(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-5670

Date of Hearing:

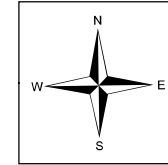
May 25, 2021

Owner(s):

LANG, DENNIS

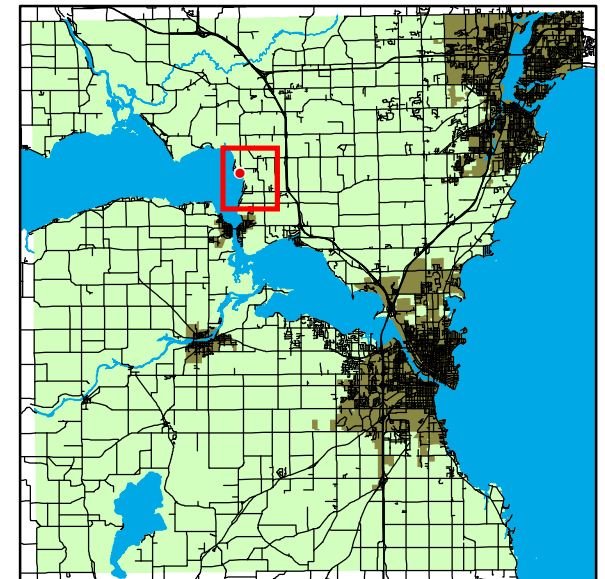
Subject Parcel(s):

030006402(P)



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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- Meeting ID: 853 9443 8101
- Passcode: 000808

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5660

Applicant: FRERKS, DENNIS R

Agent: SMITH, JIM - MARTENSON & EISELE INC

Location of Premises: WEST OF 6540 LAKESHORE RD

Tax Parcel No.: 030-0227

Legal Description: Being part of the NE 1/4 of the SE 1/4, Section 17, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & R-8 (Manufactured/Mobile Home Community) Districts to R-8 for the creation of three new parcels.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: Floodplain; Shoreland; Wetlands

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

Proposed Zoning: R-8 Manufactured/Mobile Home Park

Surrounding Zoning: **North:** A-2
 South: N/A
 East: A-2
 West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Neighboring parcels have R8 use.

Describe Proposed Use(s): Proposed CSM to clear up ownership and encroachments with parcels 030-0227-07 & 030-0227-08. Also selling small area of land to parcels 030-0227-02 & 030-0227-01.

Describe The Essential Services For Present And Future Uses: Private well & Septic.

Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:
Proposed CSM to clear up ownership and encroachments with parcels 030-0227-07 & 030-0227-08. Also adding land to parcel 030-0227-02 & 030-0227-01 will make parcels more usable and give access to channel.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: Surrounding land use is R8.

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;

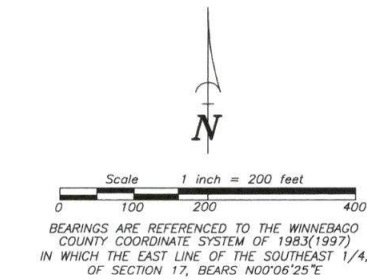
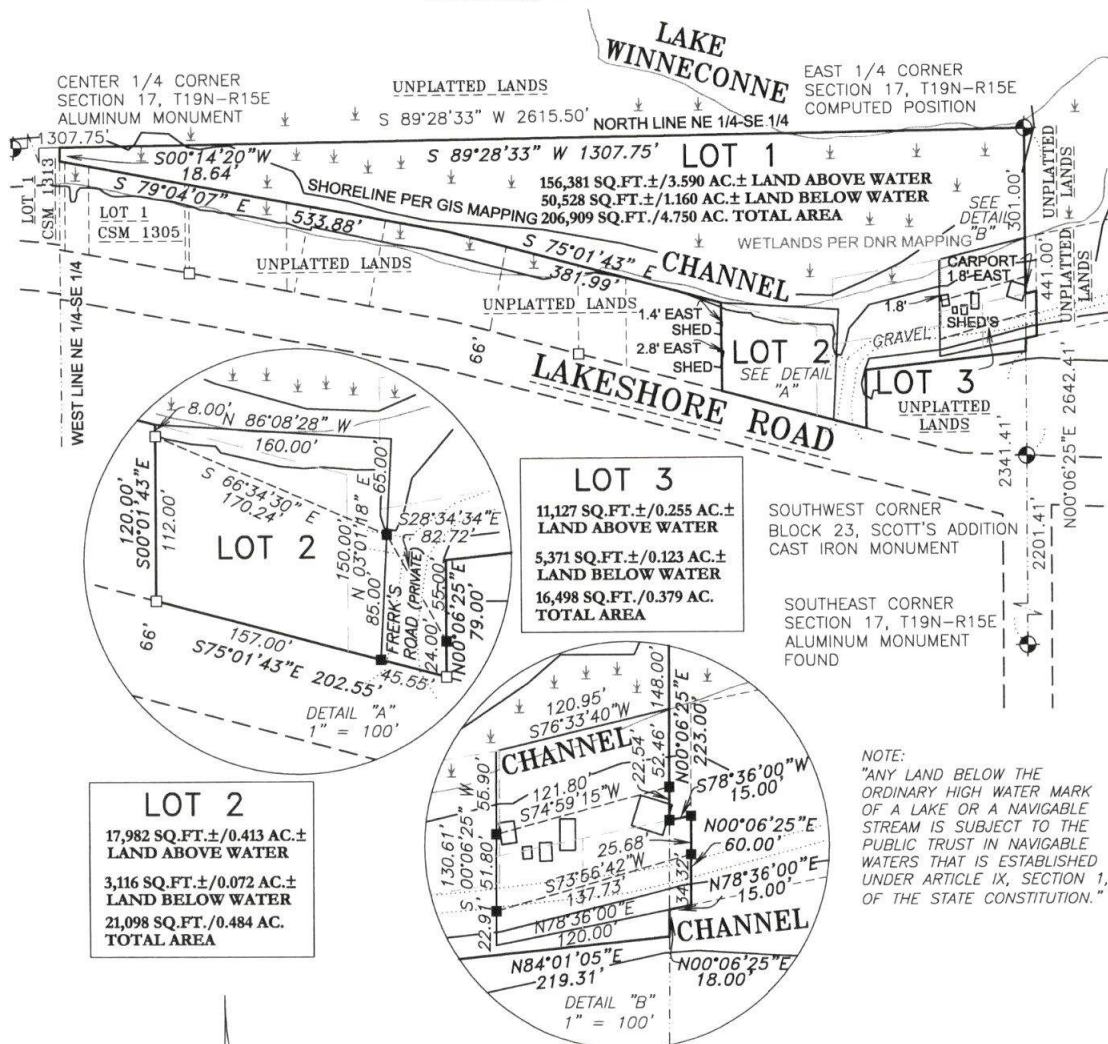
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and

(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. _____

PART OF GOVERNMENT LOT 2 OF SECTION 16, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, ALL IN TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

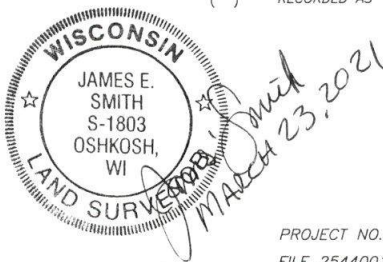
PREPARED FOR:
DENNIS FRERKS
6380 LAKESHORE ROAD
WINNECONNE, WI 54986



Martenson & Eisele, Inc.

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

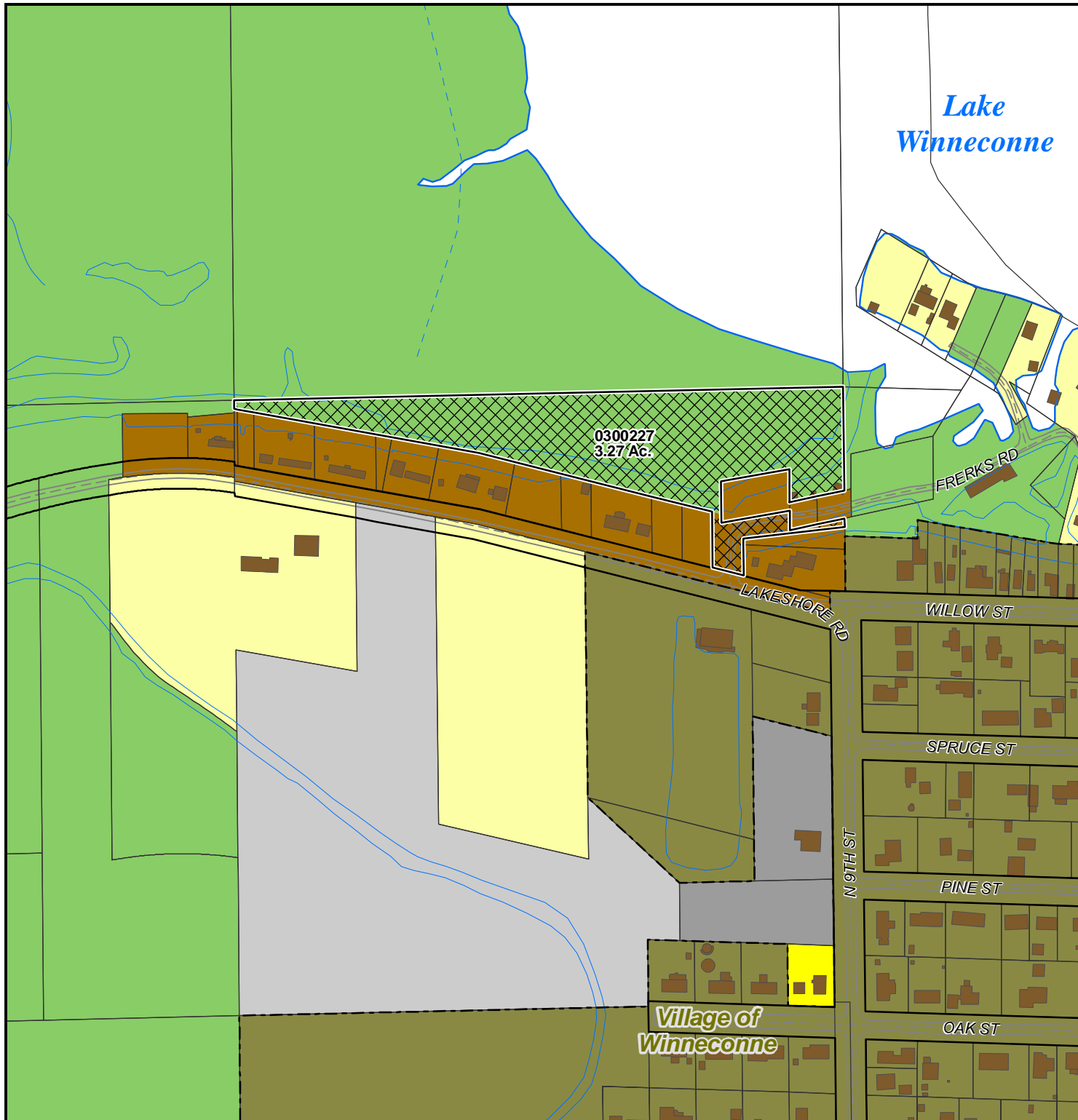
Planning
Environmental
Surveying
Engineering
Architecture



PROJECT NO. 0-2544-001

FILE 2544001CSM SHEET 1 OF 4

This instrument was drafted by: DSL



Application #21-ZC-5660

Date of Hearing:

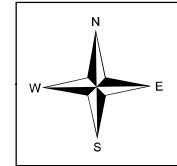
May 25, 2021

Owner(s):

FRERKS, DENNIS R

Subject Parcel(s):

0300227



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-5660

Date of Hearing:

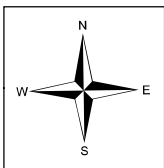
May 25, 2021

Owner(s):

FRERKS, DENNIS R

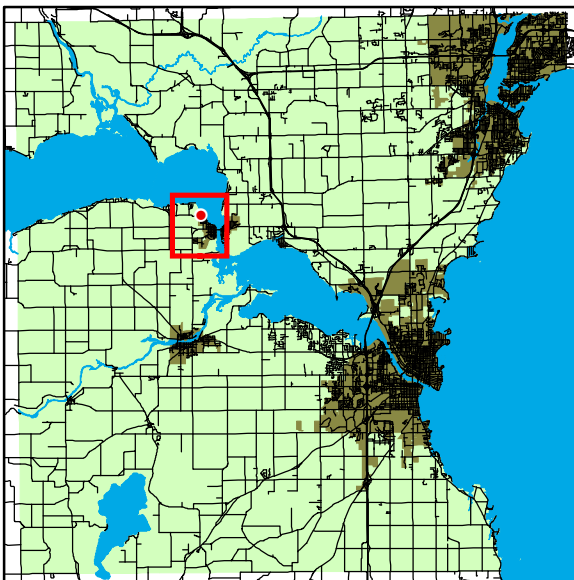
Subject Parcel(s):

0300227



*Winnebago County
WINGS Project*

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WINNEBAGO COUNTY

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- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 853 9443 8101
- **Passcode:** 000808

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

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

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5720

Applicant: TULLAR ROAD LLC

Agent: DAVEL, JOHN - DAVEL ENGINEERING & ENVIRONMENTAL INC

Location of Premises: SW CORNER TULLAR RD & OAKRIDGE RD

Tax Parcel No.: 010-0273; 010-021804

Legal Description: Being all of Lot 2 of CSM-3623, located in the S 1/2 of the SW 1/4, Section 20, and the N 1/2 of the NW 1/4, Section 29, all in Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-1 (Light Industrial) District.

INITIAL STAFF REPORT

Sanitation: System Required; Municipal System

Overlays: None

Current Zoning: A-2 General Agriculture

Proposed Zoning: I-1 Light Industrial

Surrounding Zoning: North: R-4;R-2;R-1;I-1

South: A-2

East: I-2;I-1;B-3;A-2

West: R-4;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Agricultural/vacant land

Describe Proposed Use(s): Light Industrial Development

Describe The Essential Services For Present And Future Uses: Municipal Sewer and Water is required to service the buildings

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

Proximity to I-41 Corridor. Compatible with neighborhood and adjacent uses. High bedrock makes the land unsuitable for other types of development.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses: The future land use plan defines this area as missed use which acknowledges that scatter residential homes will be within other types of development. There is no high density residential developments adjacent or nearby. The land is immediately adjacent the east is City growth area, also mixed use, to the south is mining and to the west and north is also mixed use.

SECTION REFERENCE AND BASIS OF DECISION

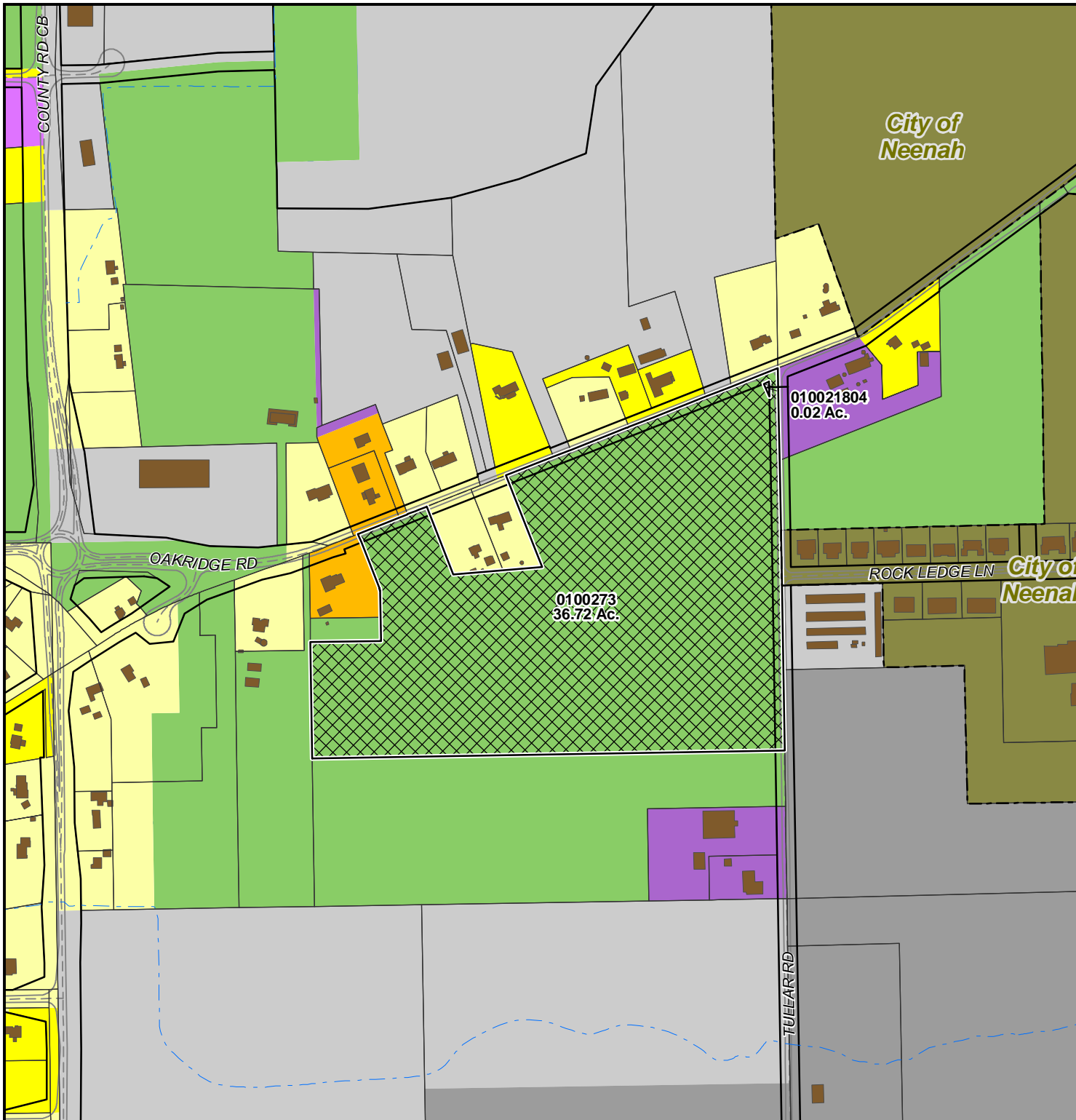
23.7-5 Basis of decision

(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:

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(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.



Application #21-ZC-5720

Date of Hearing:

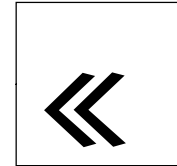
June 29, 2021

Owner(s):

TULLAR ROAD LLC
(JEFF OGDEN)

Subject Parcel(s):

0100273 / 010021804



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

Application #21-ZC-5720

Date of Hearing:

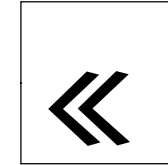
June 29, 2021

Owner(s):

TULLAR ROAD LLC
(JEFF OGDEN)

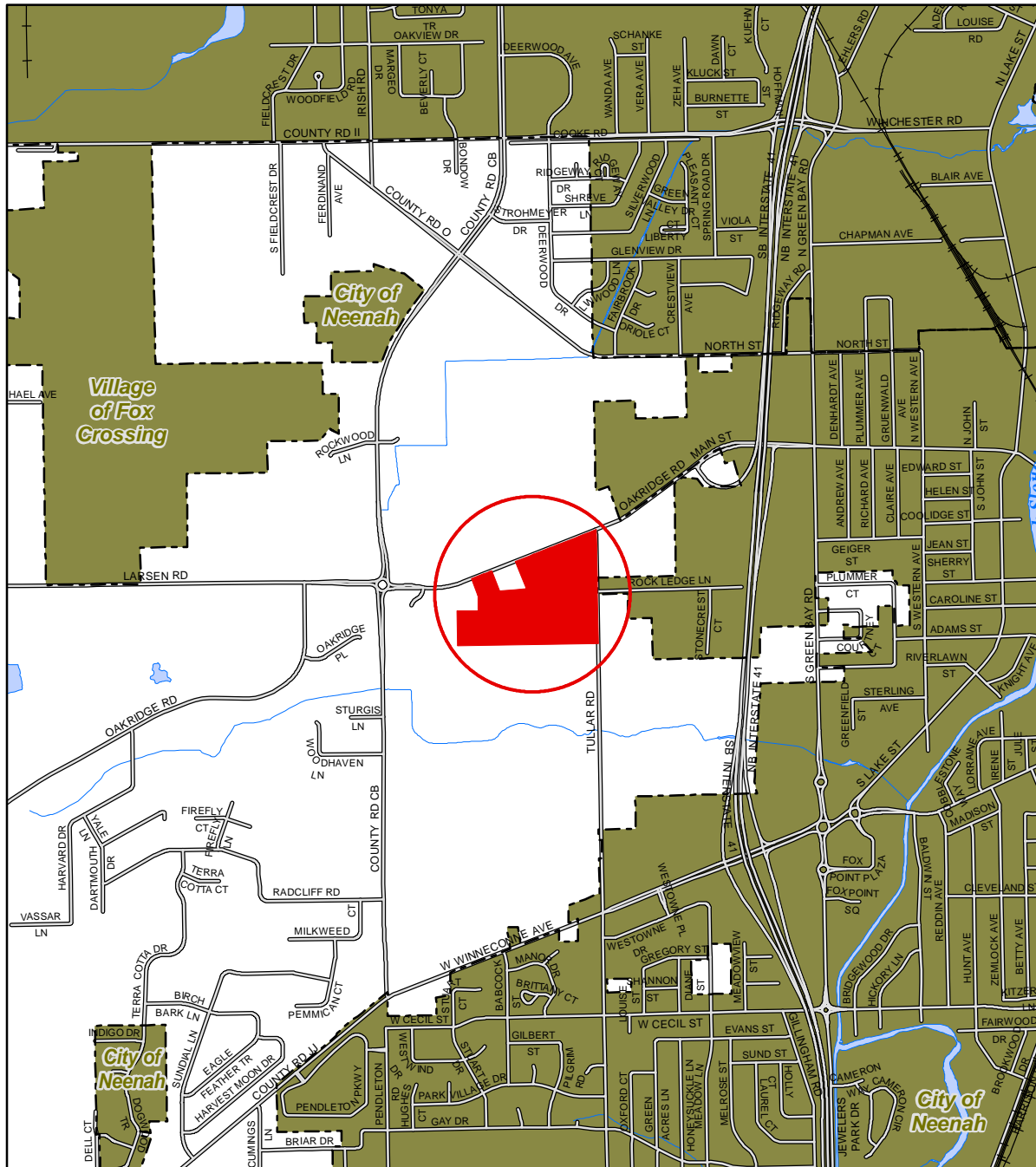
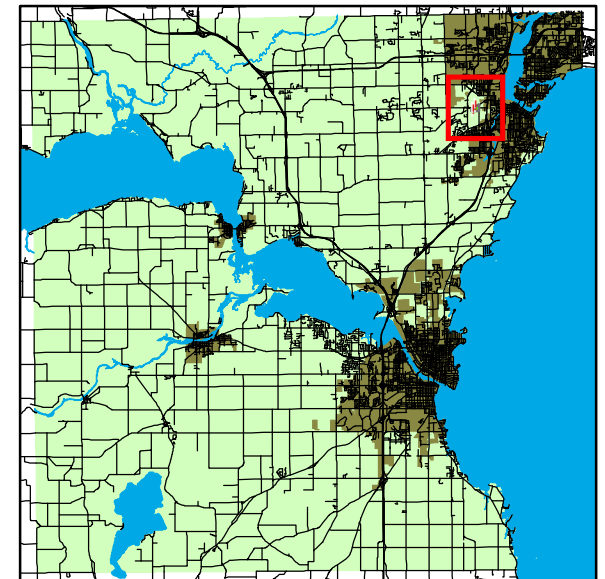
Subject Parcel(s):

0100273 & 010021804



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

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- **Meeting ID:** 853 9443 8101
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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2021-ZC-5730

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

Agent: E SMITH, JAMES - MARTENSON & EISELE

Location of Premises: NE CORNER REIGHMOOR RD & STATE RD 21

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

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

Explanation: For the creation of two lots the applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & B-2 (Community Business) Districts to B-3 (General Business) District, and a Zoning Map Amendment from B-2 (Community Business) to A-2 (General Agriculture) Districts.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: Shoreland

Current Zoning: B-2 Community Business, A-2 General Agriculture

Proposed Zoning: B-3 Regional Business, A-2 General Agriculture

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 Present Use(s): General Ag

Describe Proposed Use(s): Personal storage

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:
Frontage on STH "21" makes this property desirable for commercial use.

Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:
Typically commercial use fronting along state trunk highways will buffer busy hwy activity from surrounding land uses.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of decision

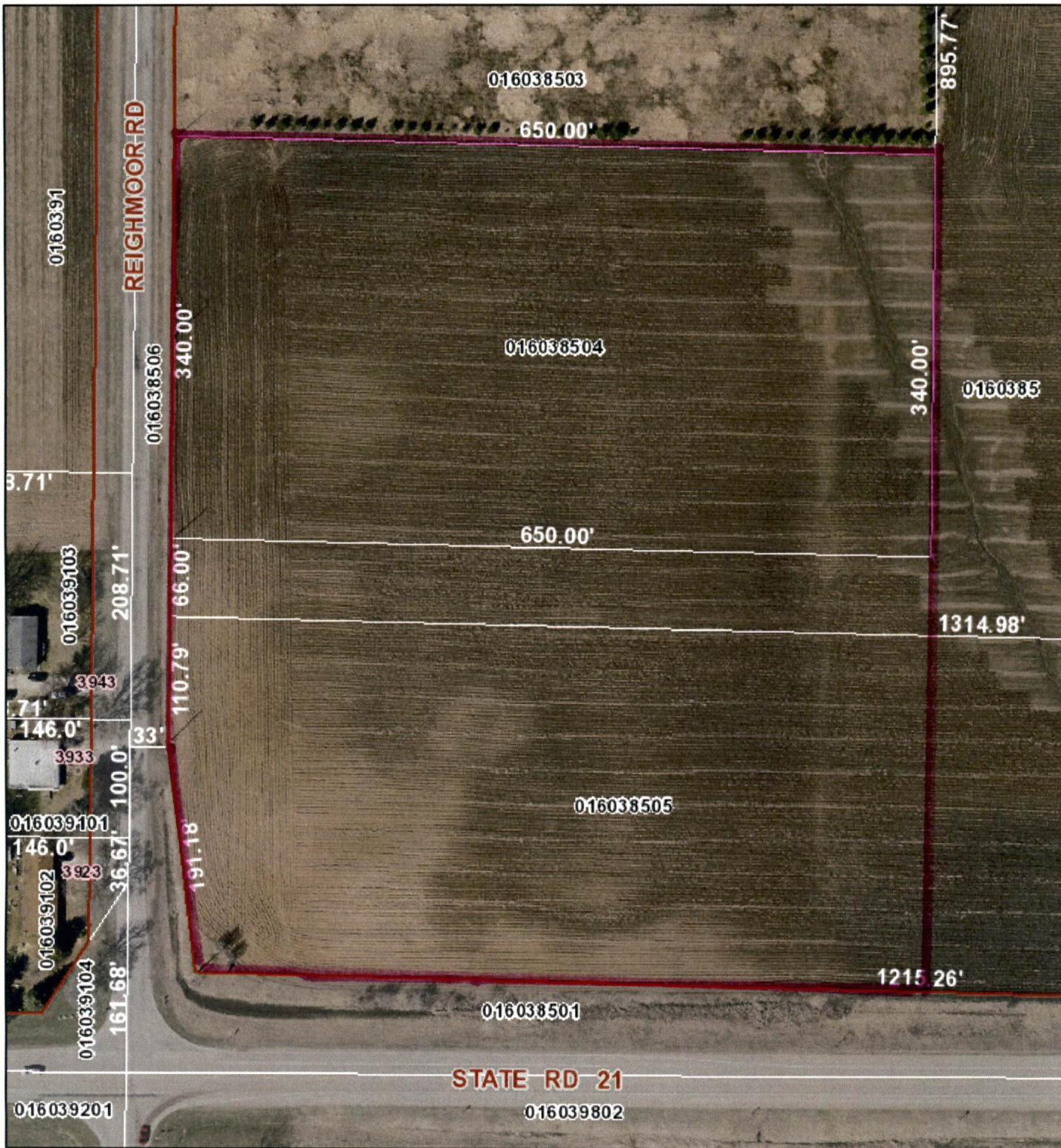
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- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply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

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











- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

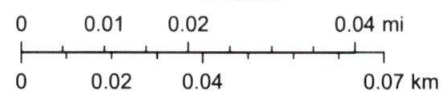
Site Map



4/29/2021, 10:48:06 AM

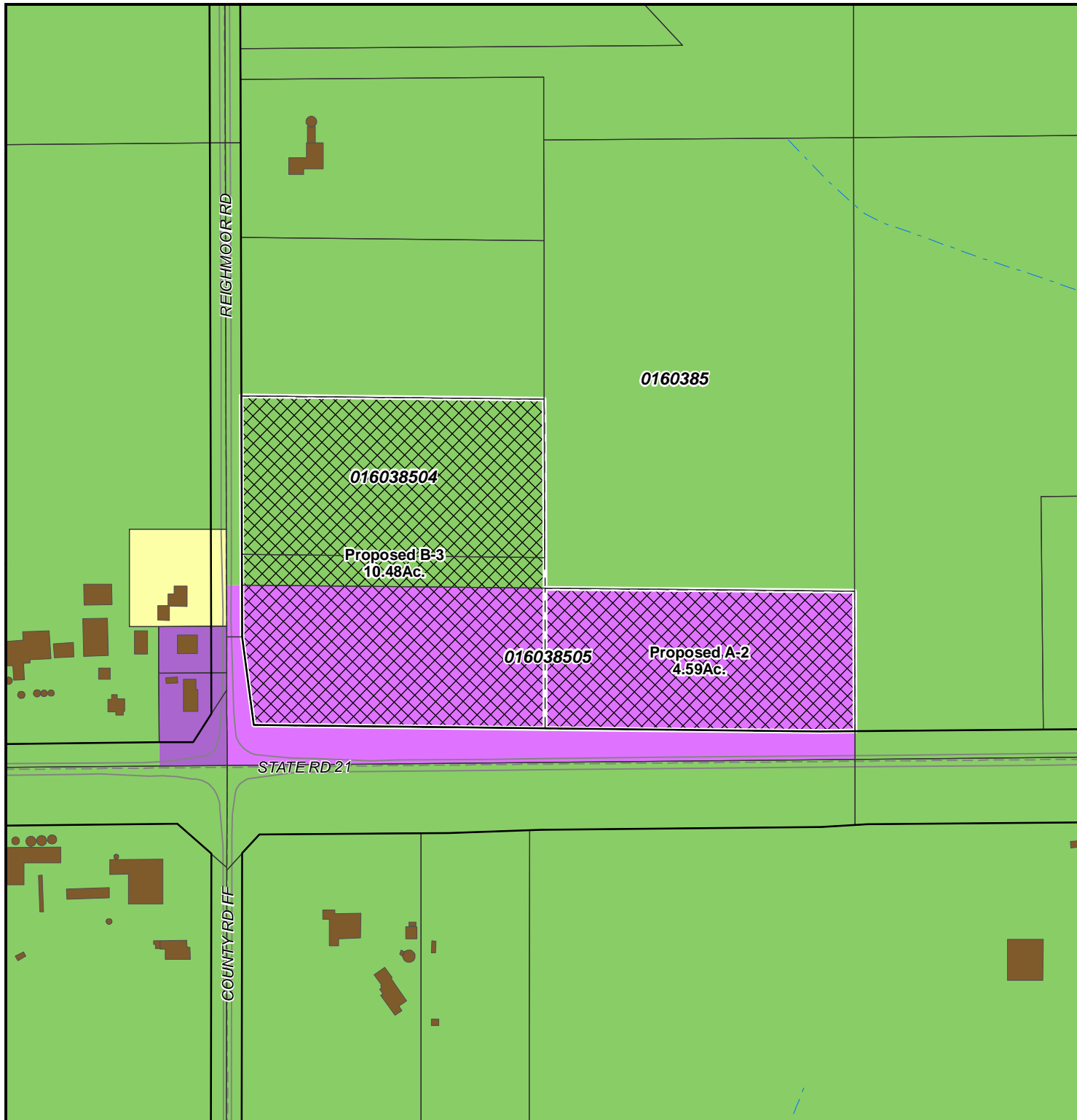
1:1,450

-  Adjacent Counties
 Lakes, Ponds and Rivers
Navigable Waterways
 Navigable - Permanent (unchecked)
 Navigable - Intermittent (unchecked)
 Navigable - Stream (unchecked)
 Navigable - Permanent (checked)
 Navigable - Intermittent (checked)
 Navigable - Stream (checked)
 Tax Parcel Boundary
 Road ROW



本

Winnebago County GIS, Imagery Date: April 2020



Application #21-ZC-5730

Date of Hearing:

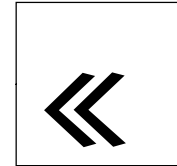
June 29, 2021

Owner(s):

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

Subject Parcel(s):

016038504 / 016038505 /
0160385(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-5730

Date of Hearing:

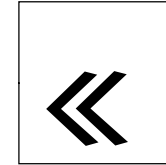
June 29, 2021

Owner(s):

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

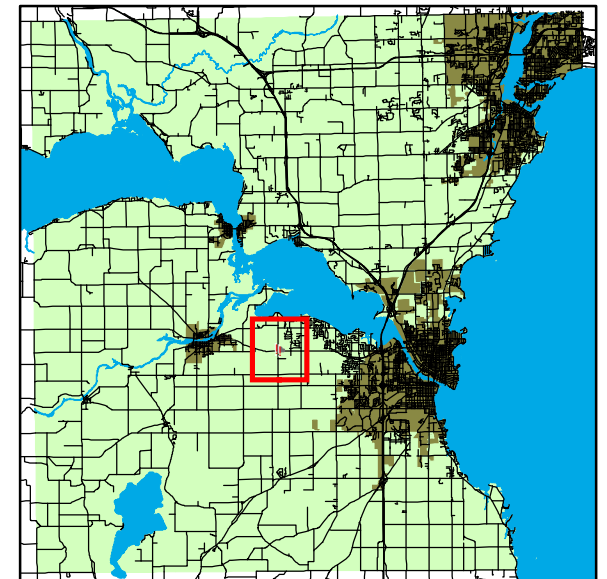
Subject Parcel(s):

016038504 / 016038505 / 0160385(P)

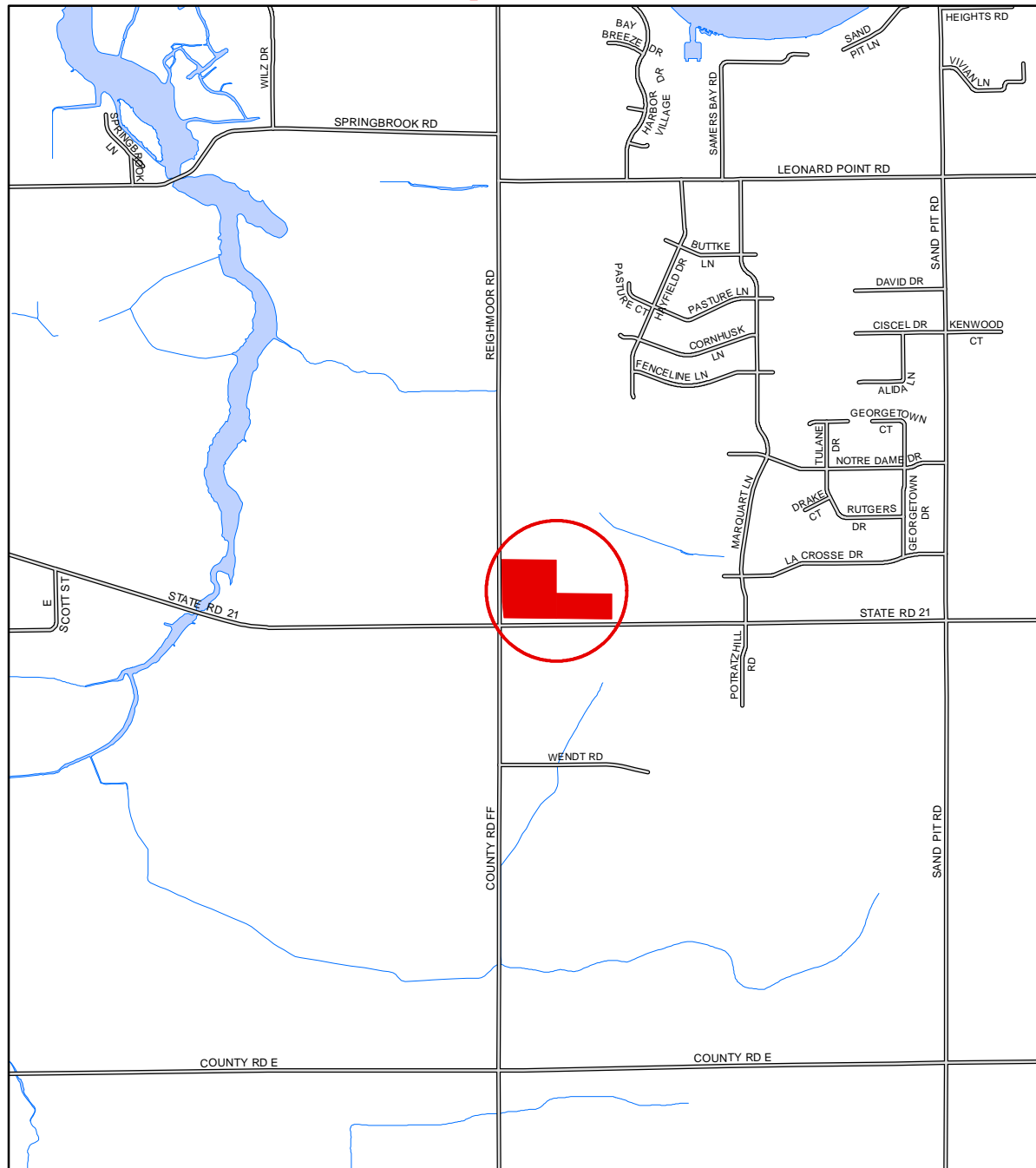


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 6/29/2021

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 6/29/2021 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/85394438101?pwd=Vnc4bWlUzVhVWRzR3ZsWkdXS1VOQT09>

- **Dial by your location:** +1 312 626 6799 US (Chicago)
- **Meeting ID:** 853 9443 8101
- **Passcode:** 000808

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-5710

Applicant: WI TUBING PROPERTIES LLC - LOWNEY, STEVEN

Agent: None

Location of Premises: 5705 COUNTY RD E

Tax Parcel No.: 016-054707

Legal Description: Being all of Lot 1 of CSM-7757, located in the NE 1/4 of the SE 1/4, Section 22, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-2 (Heavy Industrial) District.

INITIAL STAFF REPORT

Sanitation: System Required; Private System

Overlays: None

Current Zoning: A-2 General Agriculture

Proposed Zoning: I-2 Heavy Industrial

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s): Ag - Farm

Describe Proposed Use(s): Expansion of yard storage. Future site for a new building (office and production plant).

Describe The Essential Services For Present And Future Uses: Sewer and water will be private (power). New driveway access.

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

WI Tubing is looking to expand their operation. Their only option is to go west. Directly to the east is the residence of Paul Derber (one of the previous owners of WI Tubing). Going south is not economically feasible because of the cost to get essential services, (sewer, water, power, etc.), to that area.

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

The proposed uses will be an expansion of what WI. Tubing currently does. It will be a perfect blend of what is currently being done with the surrounding uses. Part of the new 7+ acre parcel, in the future, will have a new building, part will be yard storage , and the surrounding land will continue to be farm, ag use.

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.

1757

Scale 1 inch = 200 feet



EAST 1/4 CORNER
SECTION 22, T18N R15E
ALUMINUM MONUMENT FOUND



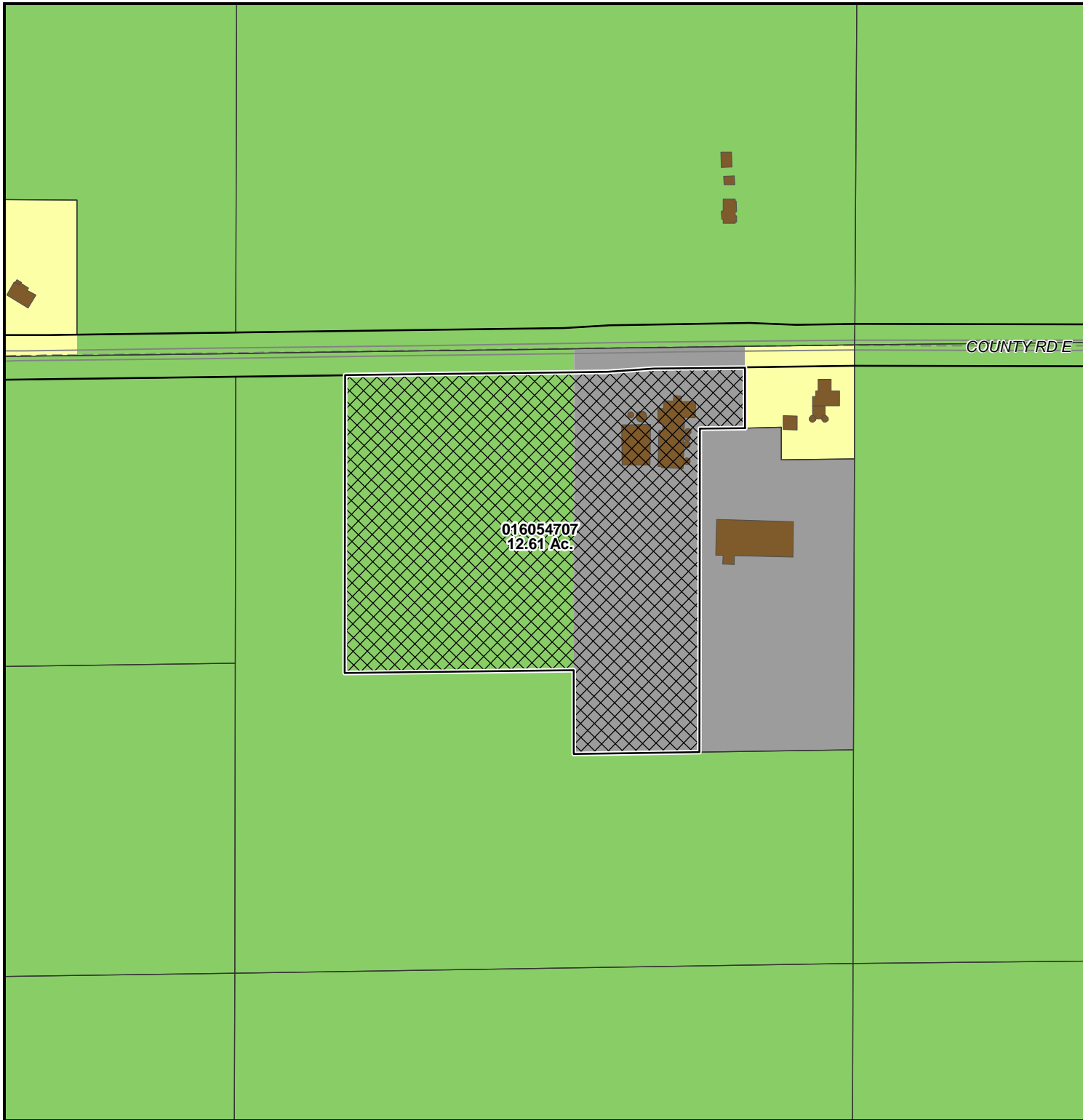
3/15/2021



**FOX VALLEY
LAND SURVEYING**

PROJECT NO. 181522-2
SHEET 1 OF 3

● 3/4" SOLID ROUND REBAR SET - 18" LONG,
WEIGHING 1.502 LBS./LIN. FT.
 □ 1-1/4" O.D. IRON PIPE FOUND
 ○ 3/4" REBAR FOUND
 ◐ GOVERNMENT CORNER
 ✕ ✕ ✕ FENCE LINE
 () RECORDED AS



Application #21-ZC-5710

Date of Hearing:

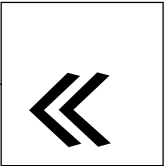
June 29, 2021

Owner(s):

WI TUBING PROPERTIES LLC /
DERBER REV TST, PAUL A

Subject Parcel(s):

016054707



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

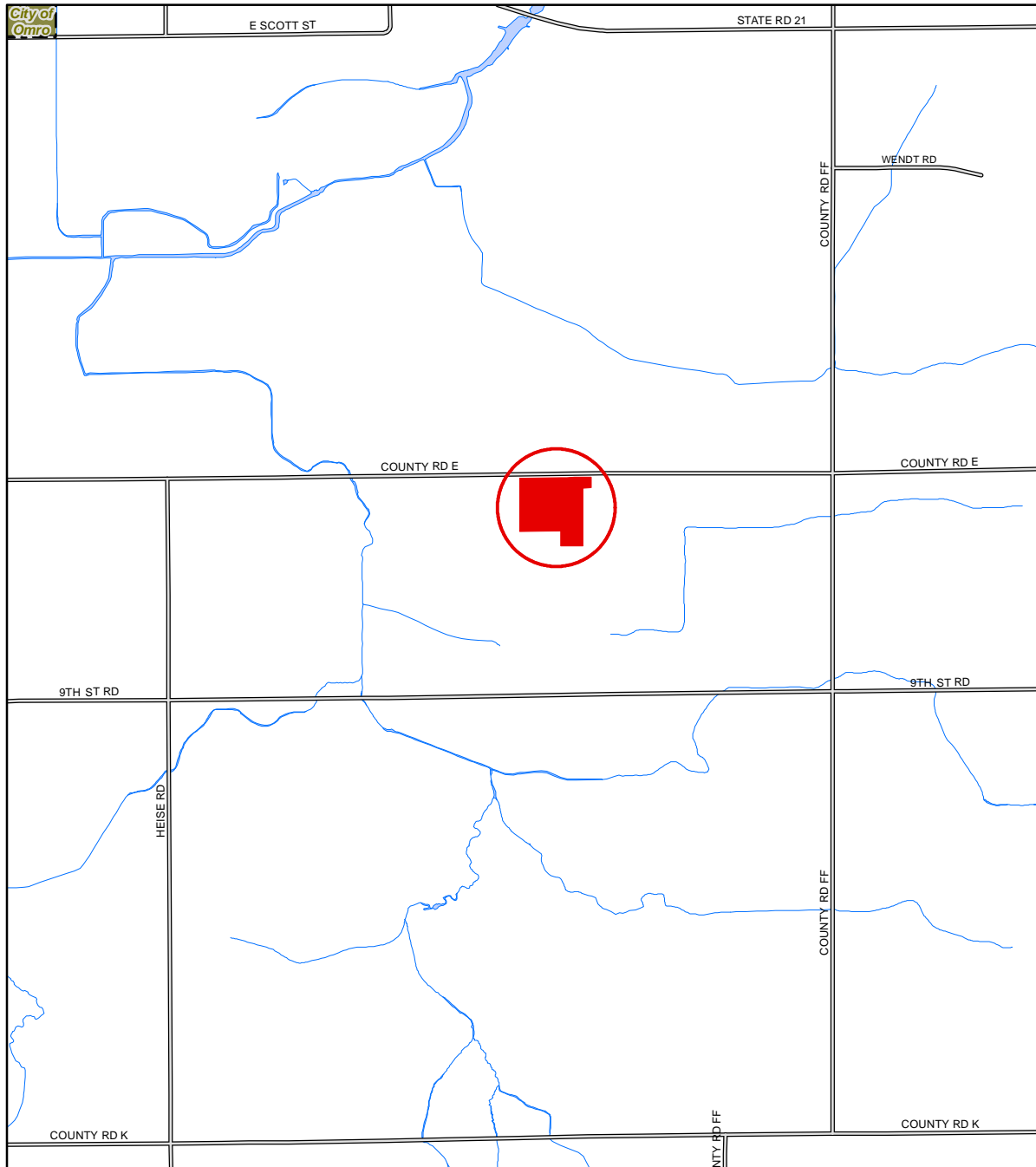
County Zoning Districts

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-5710

Date of Hearing:

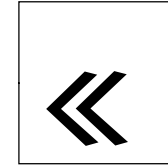
June 29, 2021

Owner(s):

WI TUBING PROPERTIES LLC /
DERBER REV TST, PAUL A

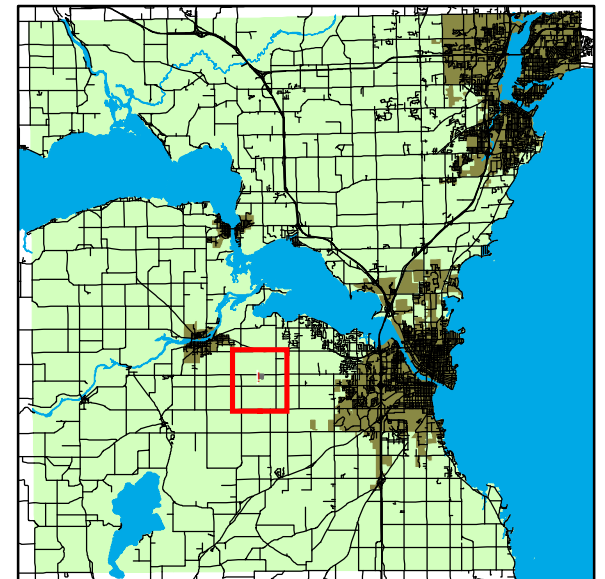
Subject Parcel(s):

016054707



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY