

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE February 26, 2025

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 February 26, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht 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 Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Microsoft Teams 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.: 2025-ZC-6920

Applicant: GRUNDY ENTERPRISES

Agent: BARGENQUAST, MICHAEL H

Location of Premises: W COUNTY RD Y, OSHKOSH

Tax Parcel No.: 018-045309 (P)

Legal Description: Being part of Lot 1 of CSM-5517, located in part of the N ½ of the NW ¼, Section 34, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment from A-2, General Agriculture to R-1, Rural Residential.

INITIAL STAFF REPORT

Sanitation: n/a

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): LAWN

Describe proposed use(s): RESIDENTIAL

Describe the essential services for present and future use(s): NO ADDITIONAL SERVICES

Describe why the proposed use would be the highest and best use for the property: MAKES
RESIDENTIAL BIGGER

Describe the proposed use(s) compatibility with surrounding land use(s): NEIGHBORING PROPERTIES
ARE RESIDENTIAL

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

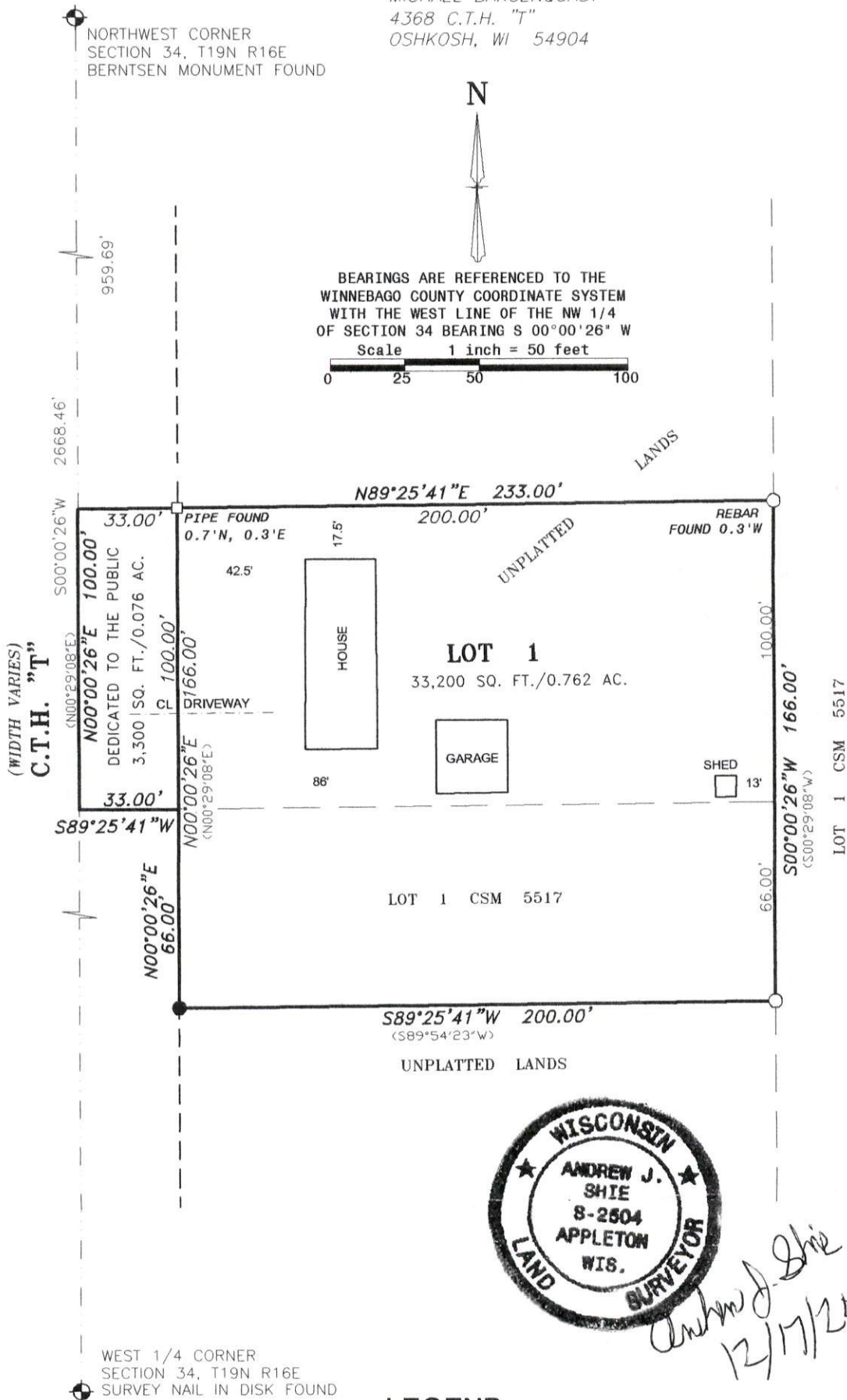
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making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

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5517, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
MICHAEL BARGENQUAST
4368 C.T.H. "T"
OSHKOSH, WI 54904



**FOX VALLEY
LAND SURVEYING**
4321 W. College Ave., Suite 200
Appleton, WI 54914
920-474-5025
PROJECT NO. 191634-1
SHEET 1 OF 3

- LEGEND**
- 5/8" SOLID ROUND REBAR SET - 18" LONG, WEIGHING 1.02 LBS./LIN. FT.
 - 1-1/4" O.D. IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - ⊙ GOVERNMENT CORNER
 - FENCE LINE
 - () RECORDED AS



Application #25-ZC-6920

Date of Hearing:

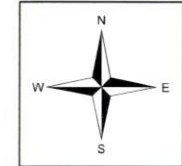
February 26, 2025

Owner(s):

GRUNDY ENTERPRISES

Subject Parcel(s):

018045309(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 #25-ZC-6920

Date of Hearing:

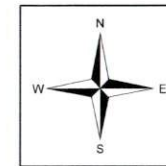
February 26, 2025

Owner(s):

GRUNDY ENTERPRISES

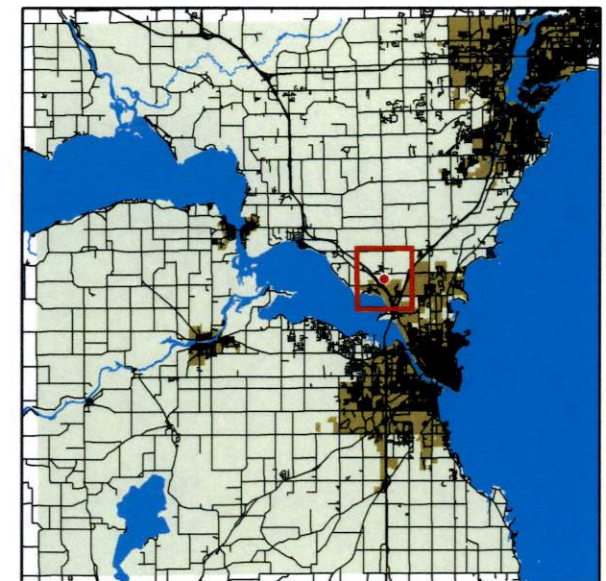
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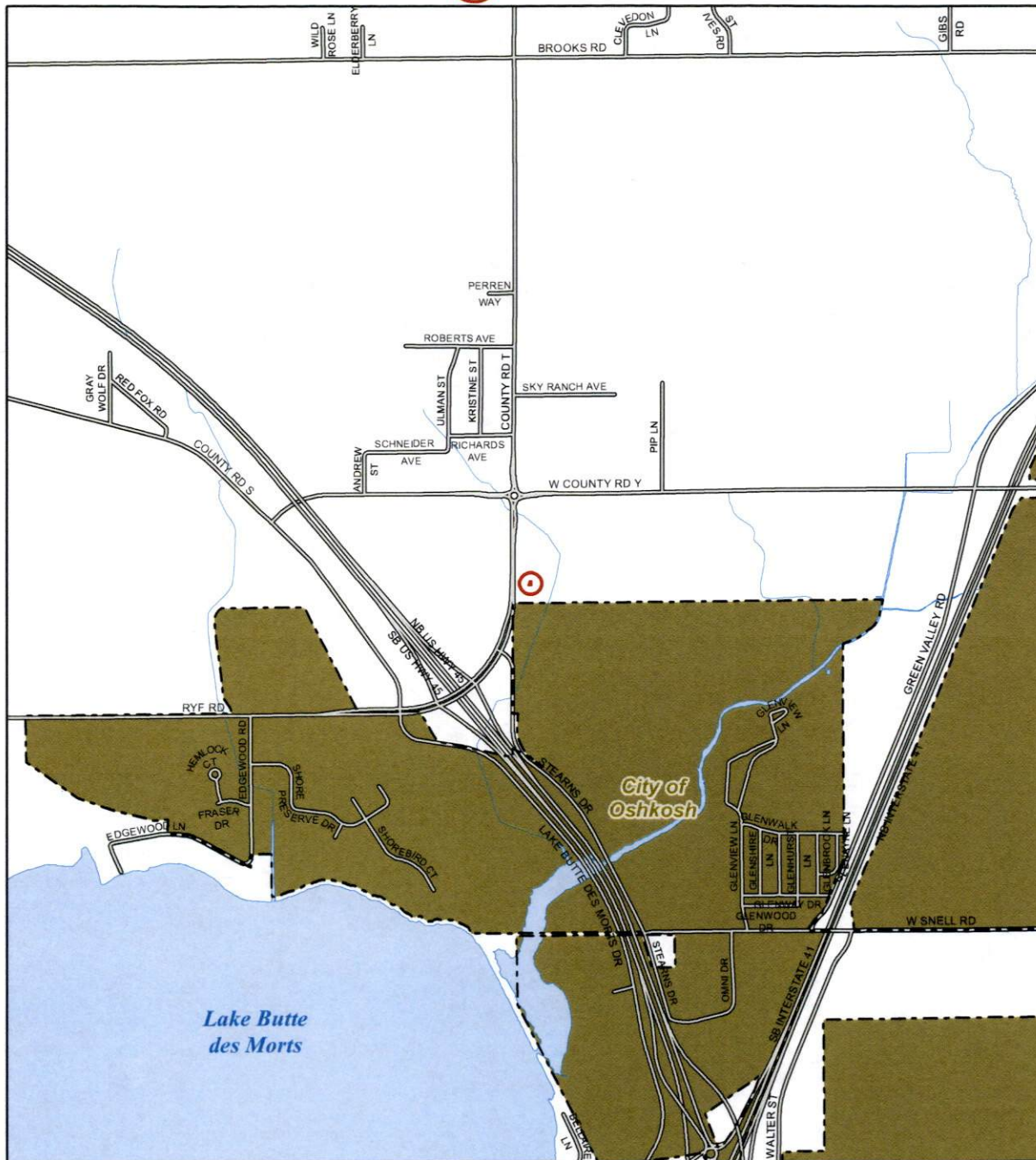


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet