



# Land Use Quarterly

Winnebago County Planning, Zoning, GIS and Property Lister Newsletter

Issue 6

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## FROM THE DIRECTOR'S CHAIR... Jerry Bougie

With the arrival of Spring, longer daylight and milder weather, comes the busy construction season for our office and those looking to develop their land.

In the last quarterly newsletter, I spoke about the historic genesis of zoning in our states and local communities. Another important land development program that our office manages is the County Subdivision Ordinance. Where zoning manages the use and building setbacks on a parcel of land, subdivision manages the dividing of a larger parcel of land into one or more smaller parcels (or combines more than one existing parcel into a new larger parcel).

The origin of subdivision laws in the United States and the State of Wisconsin actually predates zoning laws. It began when Congress passed the Federal Land Ordinance of 1785. This law regulated the surveying and settling of land west of the Ohio River which set up the modern-day Town/Range/Section system of Townships encompassing 36 square miles and 36 sections each. Interestingly, this law required each Section 16 within each Township created to be set aside for the township school.

As these rural areas began to develop over time, the system of tracking land divisions and ownership became more complex and there became a clear need for more accurate legal descriptions. Shortly after Wisconsin became a state, the State Legislature established the first platting and surveying requirements for land division in 1849. This is now known as Chapter 236 of the Wisconsin Statutes, which counties and local communities are required to follow for all subdivision platting and land division that occurs.

In Chapter 236, Subdivision plats are required to be reviewed and approved by the State whenever 5 or more adjacent parcels are being subdivided. The County and the local community also approve of the subdivision plat, provided a subdivision ordinance has been adopted based on Chapter 236 (Winnebago County Ordinance Chapter 18). For less than 5 lots, Chapter 236 allows a Certified Survey map (CSM) to be approved by the County and no state approval is required. Contacting our office ahead of time is always

important when planning to subdivide rural lands outside of our cities and villages. Contacting your local city or village is also necessary whenever you are planning to subdivide land in those areas.

So, as we "Spring forward" into nicer weather and starting our yard work activities, remember that as you consider how large or small to subdivide a piece of land, you will likely need to have it MOWED!

Enjoy the Spring weather and Happy Easter everyone.



## Did you know.....

### ... April 25, 2023 is National Hug a Plumber Day.

Although plumbers are often the "butt" of many jokes, without their knowledge it would be much more difficult to meet some of our basic needs such as drinking water, water for cooking and sanitation systems and disposal.

Becoming a licensed plumber is no easy task and takes an extended amount of time. Applicants must be enrolled in a plumbing apprenticeship for approximately 5 years, pass a journeyman plumbing exam and gain 3 years of verifiable work experience as a licensed journeyman. Only then are they eligible to take the exam to become a Master Plumber. To run their own business they must be a Master Plumber and also hold a Dwelling Contractor certification.

Plumbers are often on call 24/7, sometimes at the "crack" of dawn, working in less than ideal conditions.

You may not be able to hug a plumber on April 25<sup>th</sup>, but maybe take a moment to appreciate the valuable services they provide.

THANK YOU to all the plumbers our office interacts with.



## Welcome Spring Projects

Thinking of starting a project or doing some updating? You may want to take a moment and see if your project is considered a structure that needs a permit.

A structure is a manmade object with form, shape, and utility that is either permanently or temporarily placed on or into the ground, a stream bed, or a lake bed or on another structure. Examples include buildings, decks, patios, stoops, play structures, swimming pools, hot tubs, bridges, storage tanks, fences, towers, flag poles, utility poles, raised gardens, firepits, transmission lines, smoke stacks, and signs.

Depending on the size of your structure, you may or may not need a permit, however, setback distances are still applicable.

For more information on structures and setbacks check out the information on our website at:

<https://www.co.winnebago.wi.us/planning-and-zoning> (under Handouts).

You can also call 920-232-3340 or email us at: [zoningdepartment@winnebagocountywi.gov](mailto:zoningdepartment@winnebagocountywi.gov).



*Our mission is to promote, preserve, and protect the economy, public health, safety, general welfare and natural resources of the County through well planned development and responsible stewardship of the land through the equitable administration of ordinances, regulations and practices which implement sound planning principles.*

### CONTACT INFO

Zoning phone: 920-232-3344

Planning & GIS phone: 920-232-3340

E-mail: [zoningdepartment@winnebagocountywi.gov](mailto:zoningdepartment@winnebagocountywi.gov)

Mailing Address: PO Box 2808,  
Oshkosh WI 54903

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112 Otter Ave, Oshkosh WI 54901

To unsubscribe, please send an e-mail, with a subject line "Unsubscribe", to: [zoningdepartment@winnebagocountywi.gov](mailto:zoningdepartment@winnebagocountywi.gov)

## EMPLOYEE SPOTLIGHT



**PEGGY HEISE**  
Planning Administrative  
Associate

**How long have you worked for Winnebago County?**  
12 years in Clerk of Courts & 11 years in Planning & Zoning.

**What career did you think you wanted when you were in high school? Are you doing it?** I know that I *didn't* want to sit at a desk and type all day which ironically is pretty much what I do.

**Have you ever met a famous person? If so, who?**  
Not a "person" but Wilson, the capuchin monkey that was in the 1998 Dr. Doolittle movie.

**What's the best advice you have been given?** if you don't ask, the answer is always no; if you don't try, you'll never know if you could have.

**Who would you want to be stranded on a deserted island with? Why?** James Bond - He always saves the day, and if we aren't rescued for a while, who cares - I'm on an island with James Bond!

**When I retire I will...** see what happens after August 2<sup>nd</sup>.

**What is one of your greatest accomplishments?**  
Learning to paint.



## This spring, rivers will break their banks. Don't let them break yours.

Just one inch of water can cause more than \$25,000 in damage to your home. With unpredictable spring flooding, properties inside and outside of high-risk flood areas are at risk. With warmer spring months around the corner, don't wait until it's too late: **get flood insurance now.**

Most homeowners and renters insurance policies do not cover flood damage and flood insurance policies don't automatically renew. Call your insurance agent today, or learn more at **Floodsmart.gov**.

