

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE January 28, 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 January 28, 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-6890

**Applicant:** POTRATZ, ERMA C/O RALPH POTRATZ

**Agent:** PEDERSEN, DANIEL

**Location of Premises:** 3755 COUNTY RD Z, OSHKOSH

**Tax Parcel No.:** 012-0591

**Legal Description:** Being part of the NE ¼ of the NE ¼, Section 33, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning map amendment from A-2 (General Agriculture District) & B-3 (General Business District) to A-2 (General Agriculture District).

INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** NONE

**Current Zoning:** A-2 General Agriculture; B-3 Regional Business

**Proposed Zoning:** A-2 General Agriculture

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

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT**

**Describe present use(s):** Parcel 0120591 is a 35.09-acre parcel zoned predominately A-2 with approximately 6 acres adjacent to interstate 41 zoned B-3. The entire parcel is used for agricultural purposes with a single-family residence.

**Describe proposed use(s):** Parcel 0120591 will continue to be used for agricultural purposes. The property owner is planning to parcel off 5 acres that includes the single family residence on the NE corner of parcel 020591 for sale to her granddaughter and family. The 5 acre parcel would be used for hobby farming and single family residence. There is a 0.89 acre portion of the proposed lot currently zoned B-3 (currently completely landlocked by the overpass of County Road Z and Interstate 41) that would be non-compliant with single family residence. As part of the proposed CSM the Town of Nekimi planner requires the portion of the proposed lot currently zoned B-3 to be rezoned A-2. (See attached CSM and Town of Nekimi Planning Report)

**Describe the essential services for present and future use(s):** Parcel 0120591 has a private well and septic that serves the single family residence.

**Describe why the proposed use would be the highest and best use for the property:** The proposed CSM is driving the zoning change. The CSM is to sell the residence to the property owner's granddaughter while continuing with the parent parcel's current agriculture business. It also aligns with the common practices from surrounding parcels.

**Describe the proposed use(s) compatibility with surrounding land use(s):** The adjoining parcels are all currently utilized as either for agriculture or agriculture with single family housing.

**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.

#### **C-1**

**Parcel 0120591 is a 35.09-acre parcel zoned predominately A-2 with approximately 6 acres adjacent to interstate 41 zoned B-3. The entire parcel is used for agricultural purposes with a single-family residence.**

#### **C-2**

**Parcel 0120591 will continue to be used for agricultural purposes. The property owner is planning to parcel off 5 acres that includes the single family residence on the NE corner of parcel 0120591 for sale to her granddaughter and family. The 5 acre parcel would be used for hobby farming and single family residence. There is a 0.89 acre portion of the proposed lot currently zoned B-3 (currently completely landlocked by the overpass of County Road Z and Interstate 41) that would be non-compliant with single family residence. As part of the proposed CSM the Town of Nekimi planner requires the portion of the proposed lot currently zoned B-3 to be rezoned A-2. (See attached CSM and Town of Nekimi Planning Report)**

#### **C-3**

**Parcel 0120591 has a private well and septic that serves the single family residence.**

#### **C-4**

**The proposed CSM is driving the zoning change. The CSM is to sell the residence to the property owner's granddaughter while continuing with the parent parcel's current agriculture business. It also aligns with the common practices from surrounding parcels.**

#### **C-5**

**The adjoining parcels are all currently utilized as either for agriculture or agriculture with single family housing.**

**CERTIFIED SURVEY MAP NO.**

**SHEET 1 OF 3**

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF NEKIMI, WINNEBAGO COUNTY, WISCONSIN.

### LEGEND

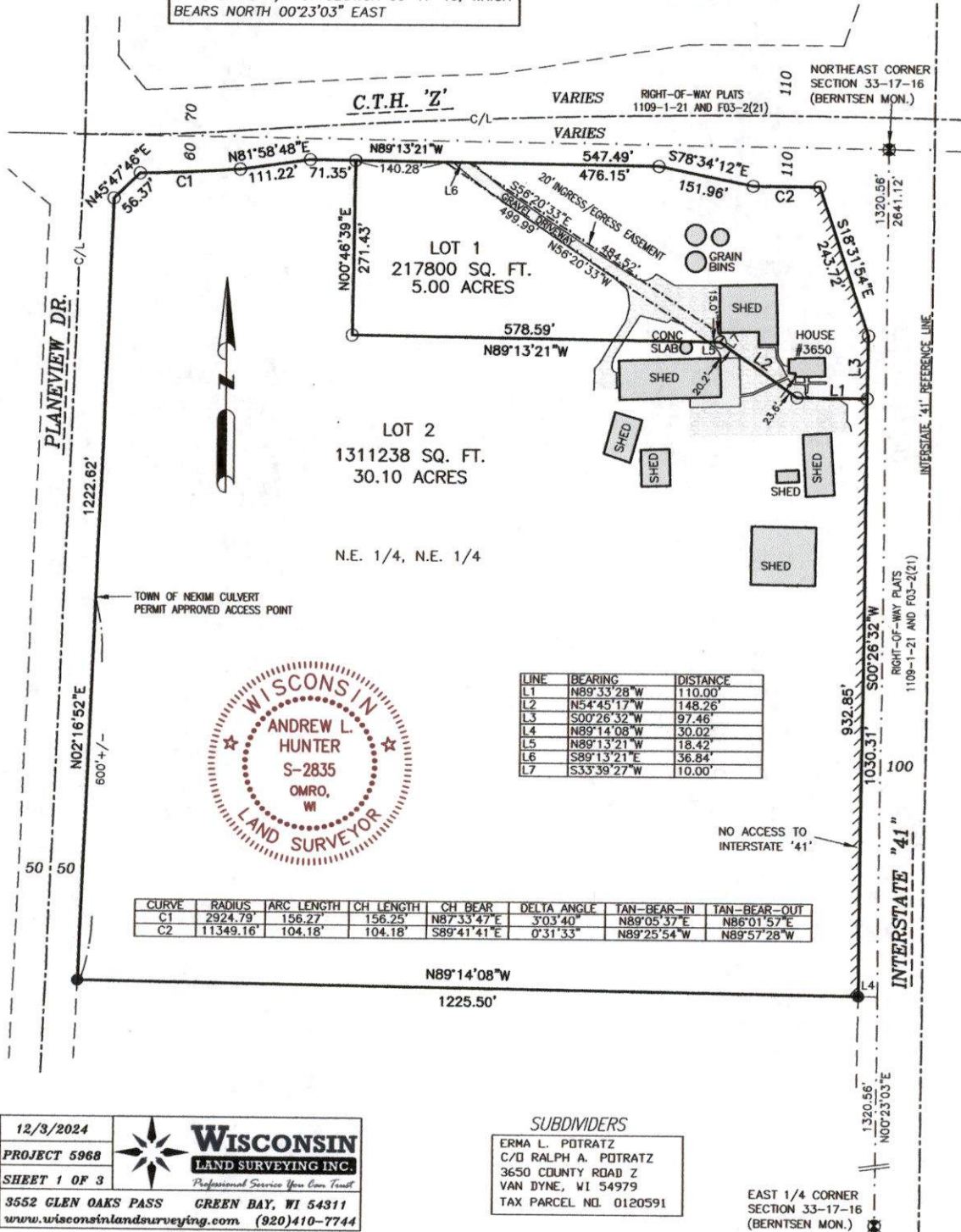
- DENOTES 1 INCH DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED.
- DENOTES 1 INCH DIAMETER IRON PIPE 18 INCHES LONG SET WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.

## NOTES

BEARINGS ARE REFERENCED TO THE EAST LINE  
OF THE N.E. 1/4 OF SECTION 33-17-16, WHICH  
BEARS NORTH 00°23'03" EAST



**SCALE 1"=200'**



12/3/2024

PROJECT 5968

**SHEET 1 OF 3**

3552 GLEN OAKS PASS GREEN BAY, WI 54311  
www.wisconsinlandsurveying.com (920)410-7744



**WISCONSIN**  
**LAND SURVEYING INC.**  
*Behavioral Science, Inc. & Co.*

**GREEN DAY TEL 510-244**

### SUBDIVIDERS

ERMA L. POTRATZ  
C/O RALPH A. POTRATZ  
3650 COUNTY ROAD Z  
VAN DYNE, WI 54979  
TAX PARCEL NO. 0120591

EAST 1/4 CORNER  
SECTION 33-17-16  
(BERNTSEN MON.)

## **I. APPLICATION**

Title of Project: Potratz CSM

Name of Landowner: Erma L. Potratz, Marvin C. Potratz

Name of Developer / Surveyor: Andy Hunter, Wisconsin Land Surveying Inc.

## **II. BACKGROUND**

The Owner has submitted an 'Application for Minor Land Division (hereafter, Application) to divide Tax Parcel Number 0120591 (hereafter, TPN-0120591), located at 3755 CTH Z in the Town of Nekimi. TPN-0120591 is an agricultural parcel hosting a farmstead and a number of agricultural accessory structures. If approved, the proposed land division would create Lot 1, a 5.0-acre lot located along CTH Z.

## **III. WINNEBAGO COUNTY ZONING ORDINANCE**

TPN-0120591 is 35.09 acres in size and is dual-zoned A-2 General Agricultural District (hereafter, A-2 District) and B-3 General Business District (hereafter, B-3 District). The northeast corner of the proposed lot lies within the B-3 District (see Exhibit 2).

As per Winnebago County Chapter 23 Exhibit 8-2, the minimum lot size in the A-2 District is five acres (the minimum lot size in the B-3 District is 30,000 sf., or roughly  $\frac{3}{4}$  acre). As per Winnebago County Chapter 23 Exhibit 8-1 3.01 of the zoning ordinance, 'Single-family dwelling' is not a listed use in the B-3 District. As such, it is prohibited by omission.<sup>1</sup> A zoning change to A-2 District will be required for the B-3 District portion of the proposed lot.

The proposed land division is **compliant** with the zoning ordinance, contingent upon Winnebago County approval of the required zoning change.

## **IV. COMPREHENSIVE PLAN**

Wis. Stat. § 66.1001(3)(I) requires a town administering zoning regulations to do so "consistent with" an adopted comprehensive plan. As per Wis. Stat. 66.1001(1)(am), 'Consistent with' means: *'furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.'* TPN-0120591 is classified 'Highway Commercial' on the Town of Nekimi 2016 Comprehensive Plan Future Land Use Map (see Exhibit 1).

The required zoning change is **generally consistent** with the comprehensive plan.

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<sup>1</sup> The general rule with respect to zoning ordinances is that because the ordinance explicitly enumerates uses permitted within each district, all other uses are necessarily prohibited. *Foresight, Inc. v. Babl*, No. 96-1964 (Wis. Ct. App. May 6, 1997.)

**V. LAND DIVISION ORDINANCE**

The proposed land division is **compliant** with the land division ordinance.

**VI. CPC RECOMMENDATION<sup>2</sup>**

CPC recommend **approval** of the proposed land division contingent upon the following:

- A. Winnebago County approval of a zoning change to A-2 District for the B-3 District portion of the proposed lot.
- B. Town approval of dedicated road access for TPN-0120591 *or* submittal to Town Clerk of an access easement granting driveway access to the proposed lot and the remainder of TPN-0120591.

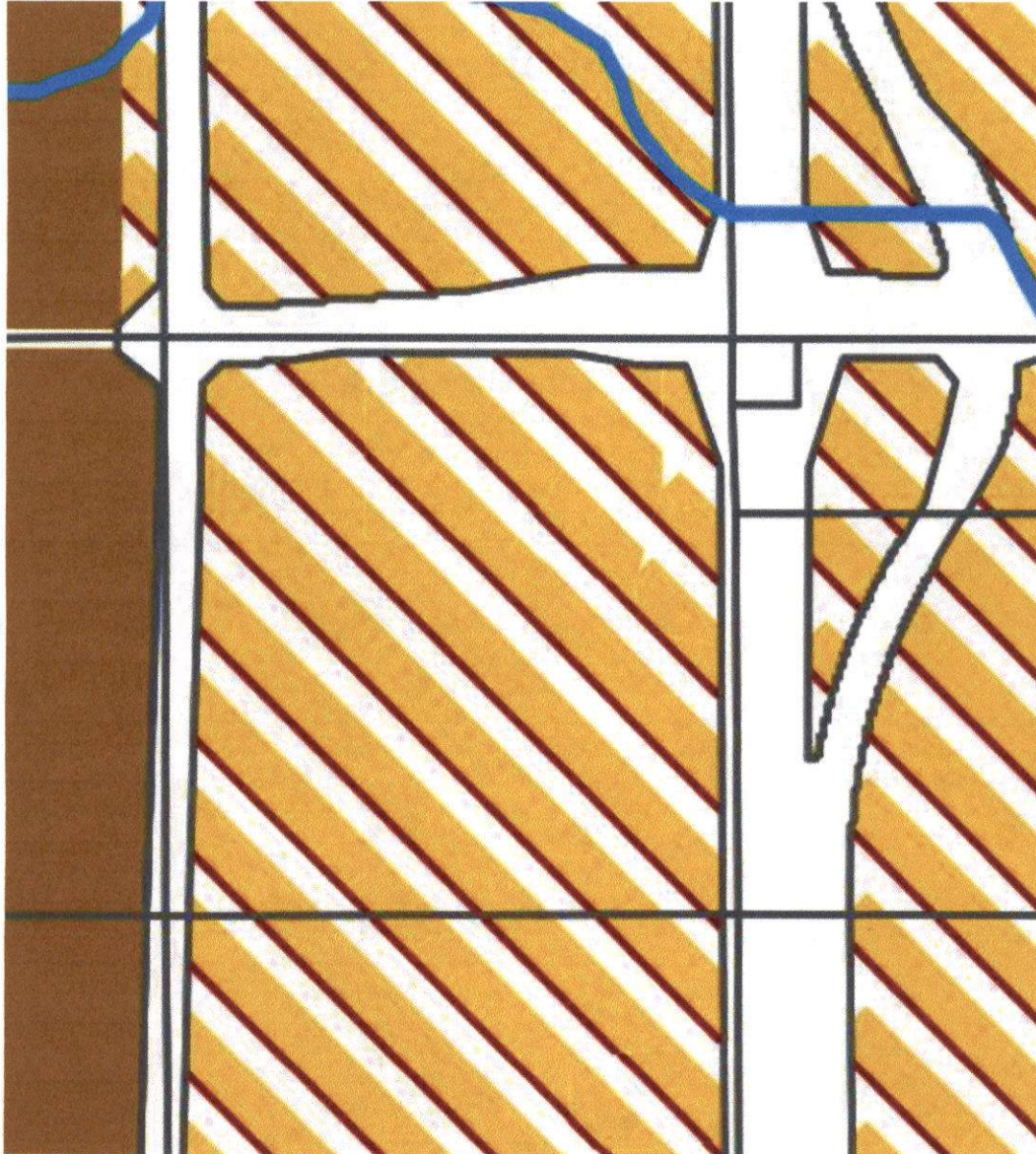
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<sup>2</sup> CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.



**Exhibit 1**

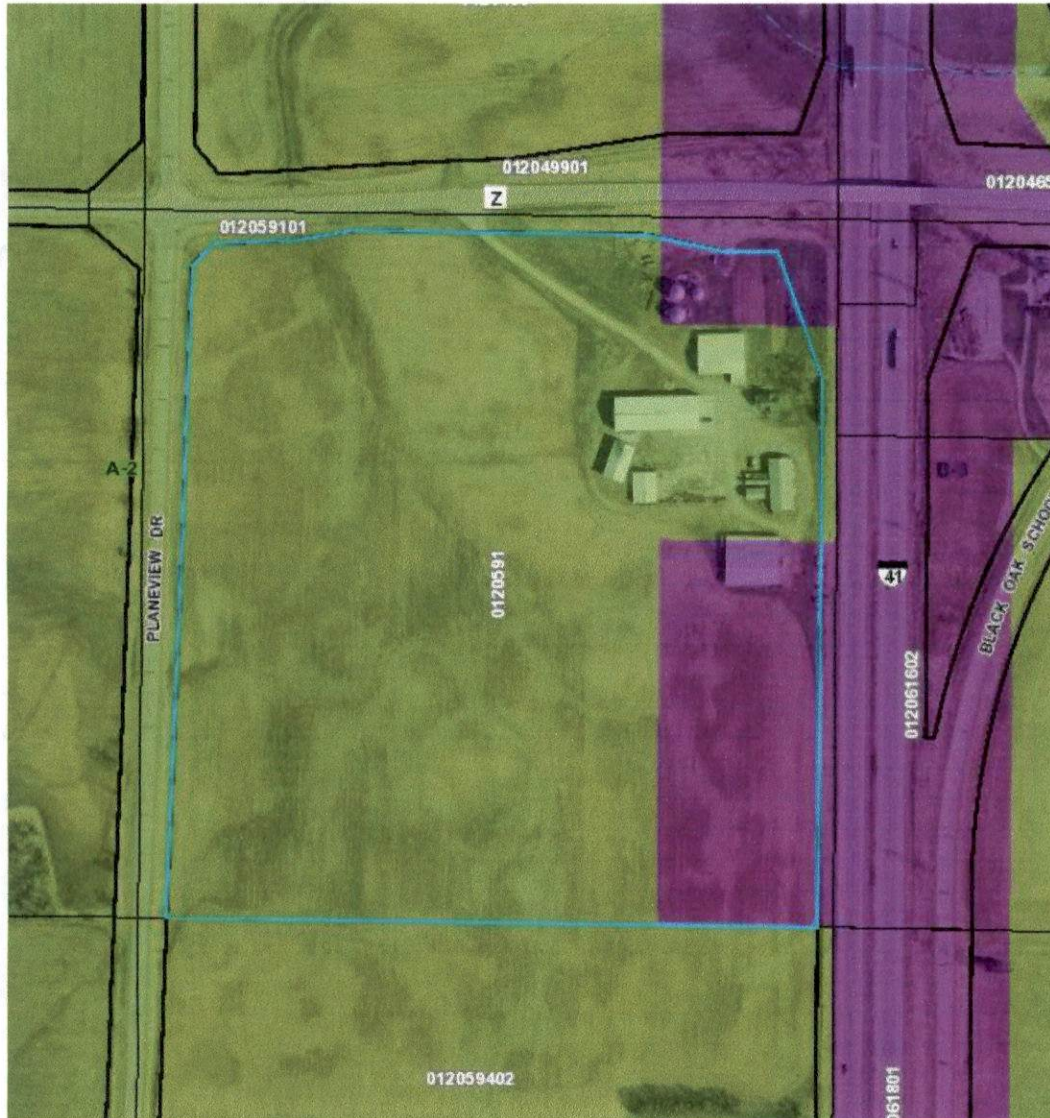
- Orange/red/white diagonal lines – Highway Commercial



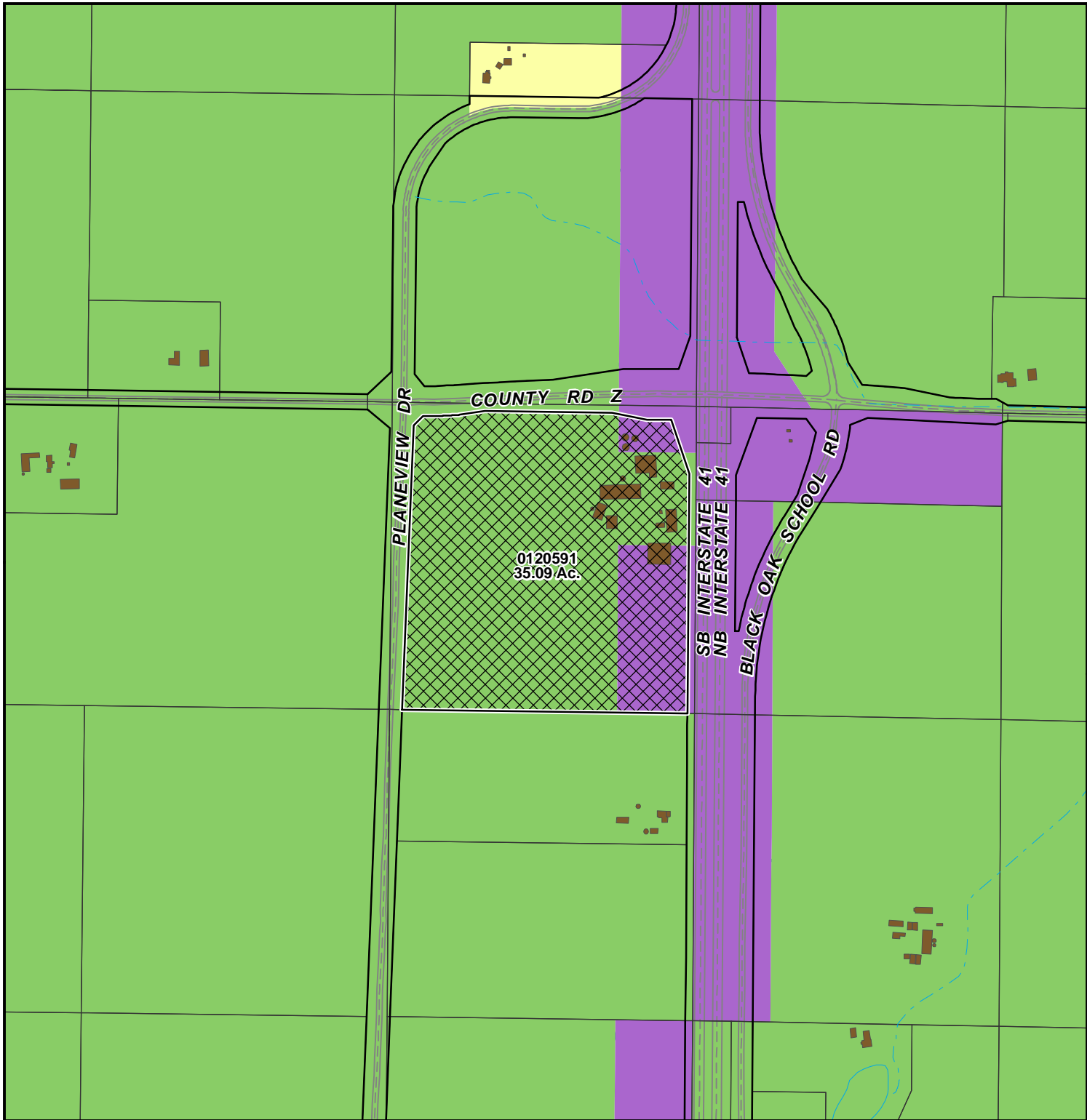


**Exhibit 2**

- Green shading – A-2 District
- Purple shading – B-3 District





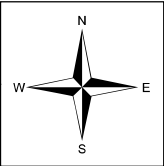


**Application #25-ZC-6890**

Date of Hearing:  
**January 28, 2025**

Owner(s):  
**POTRATZ, ERMA L**

Subject Parcel(s):  
**01200591**



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 #25-ZC-6890**

Date of Hearing:

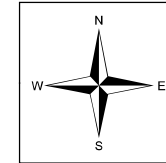
**January 28, 2025**

Owner(s):

**POTRATZ, ERMA L**

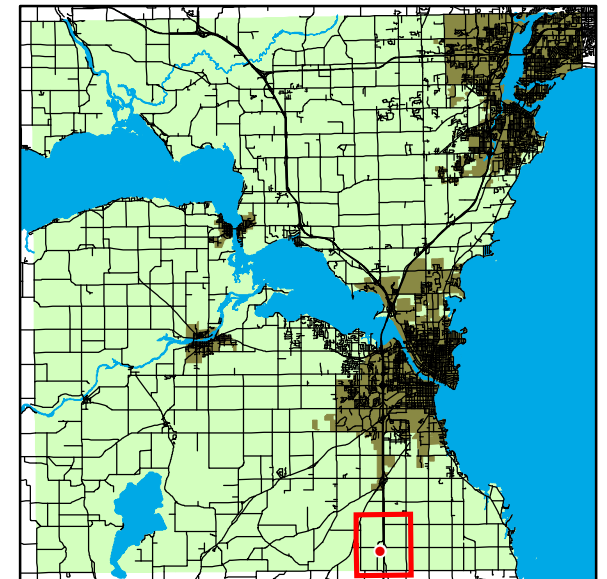
Subject Parcel(s):

**01200591**

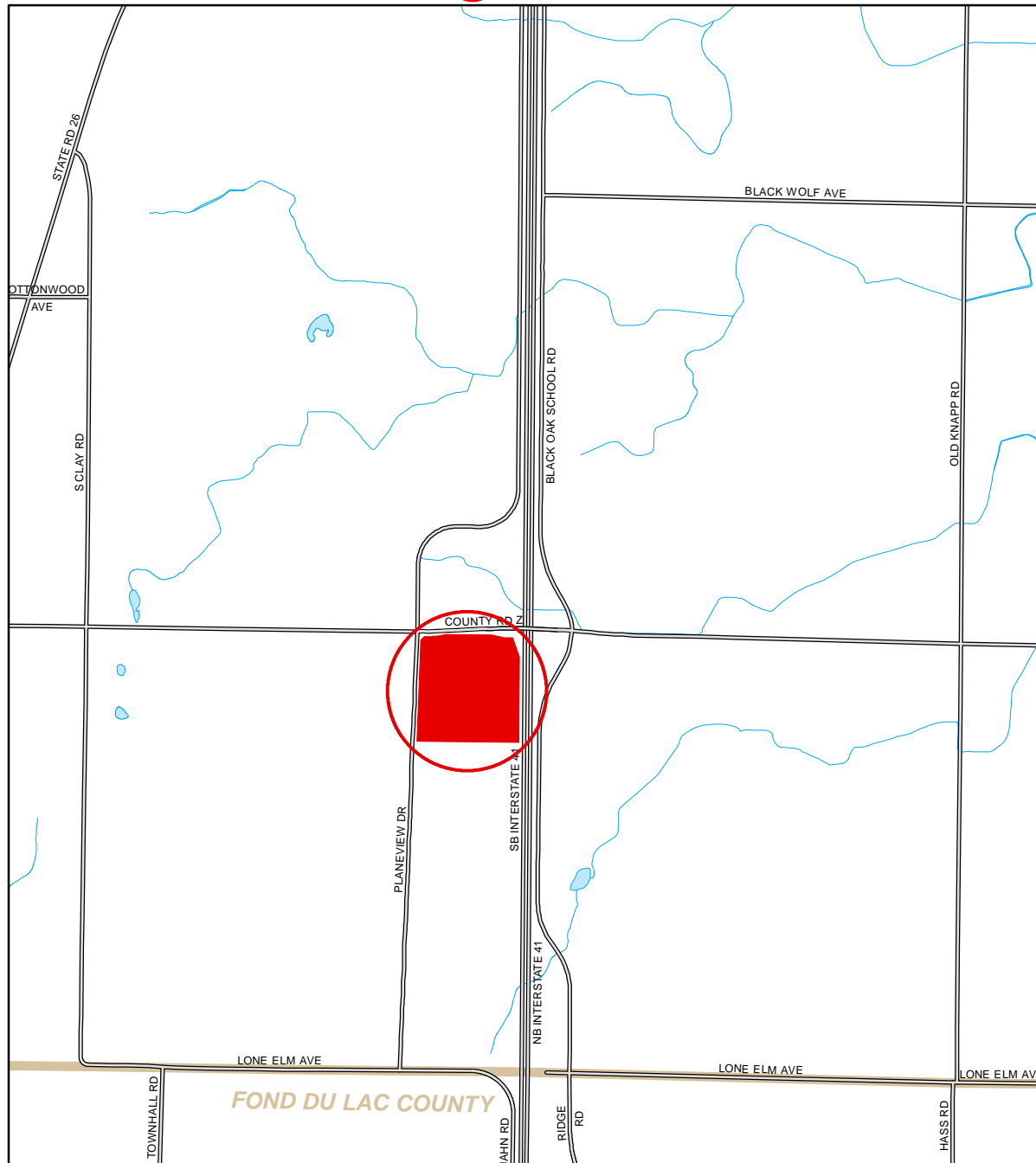


*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE January 28, 2025

### TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Planned Development District 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.

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### INFORMATION ON PLANNED DEVELOPMENT DISTRICT REQUEST

**Application No.:** 2025-PDD-6880

**Applicant :** LFK ENTERPRISES LLC

**Agent :** DAVEL, JOHN - DAVEL ENGINEERING & ENVIRONMENTAL

**Location of Premises :** COUNTY RD JJ, NEENAH

**Tax Parcel No. :** 010-033001

**Legal Description :** Being all of Lot 2 of CSM-6057 located in part of the SW ¼ of the NE ¼ and part of the NW ¼ of the NE 1/4, Section 31, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation :** Applicant is requesting a PDD (Planned Development District) to allow for a condominium of multiple single family residential structures in an R-1 (Rural Residential) District.

INITIAL STAFF REPORT

**Existing Use of Property:** Agricultural

**Proposed Use of Property:** Homestead Acres Condominium. Single Family Residential

**Sanitation:** Required; Municipal

**Overlays:** SWDD, wetlands

**Current Zoning:** R-1 Rural Residential

**Proposed Zoning:** PDD Planned Development District

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

**Section Reference:** Chapter 23, Article 7, Division 4 of the Town/County Zoning Code.

**Describe existing site conditions:** The project includes one existing residential parcel to be demolished. The remaining acreage is currently vacant and used for agricultural purposes. Wetlands have been delineated on the south side of the property.

**Describe proposed project:** The project is for single family stand alone condominiums. The roads are to be public and dedicated to the Town of Neenah. Two large storm water ponds are designed to be amenities. A recreational area is planned in the northeast section which will include a playground area and a club house or pavillion for private gatherings.

**Describe why the current zoning classification is not appropriate for the proposed project and/or existing site conditions:** The PDD is necessary to allow for reduced road right of ways and building setbacks. The density needed for this development to keep the unit prices affordable would not be possible with standard zoning.

**Other information:** The units will be served by shared wells.

SECTION REFERENCE AND BASIS OF DECISION

**23.7-68 The Planning and Zoning Committee in making its decision shall consider the following factors:**

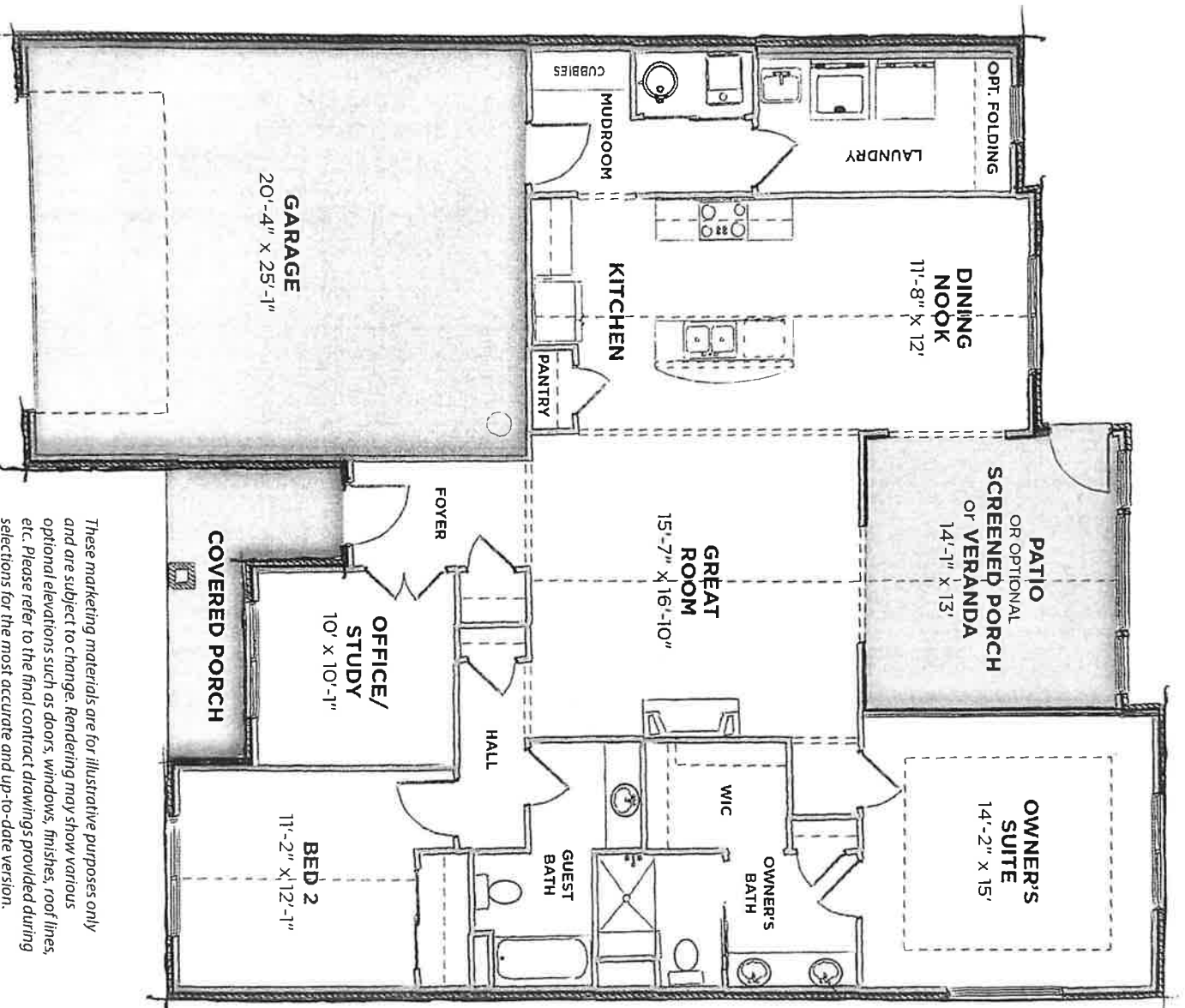
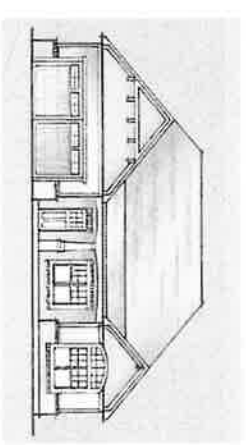
- (1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;
- (2) whether development in the proposed district is consistent with the county's comprehensive plan;
- (3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;
- (4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;
- (5) the effects of development within the proposed district on the natural environment;
- (6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;
- (7) the effects of development in the proposed district on public services and facilities;
- (8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;
- (9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;
- (10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and
- (11) 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.



# The Camden

- 1,638 SF (1,827 SF with Veranda)
- 2 Car Garage (oversized)
- 2 Bedrooms
- 2 Bathrooms
- Vaulted Ceilings in
  - Dining Nook
  - 2nd Bedroom
  - Great Room
  - Kitchen
  - Veranda
- Tray Ceiling in Owner's Suite
- 9' Ceiling Heights on Main Floor
- Optional Veranda or Screened Porch
- Optional Fireplace

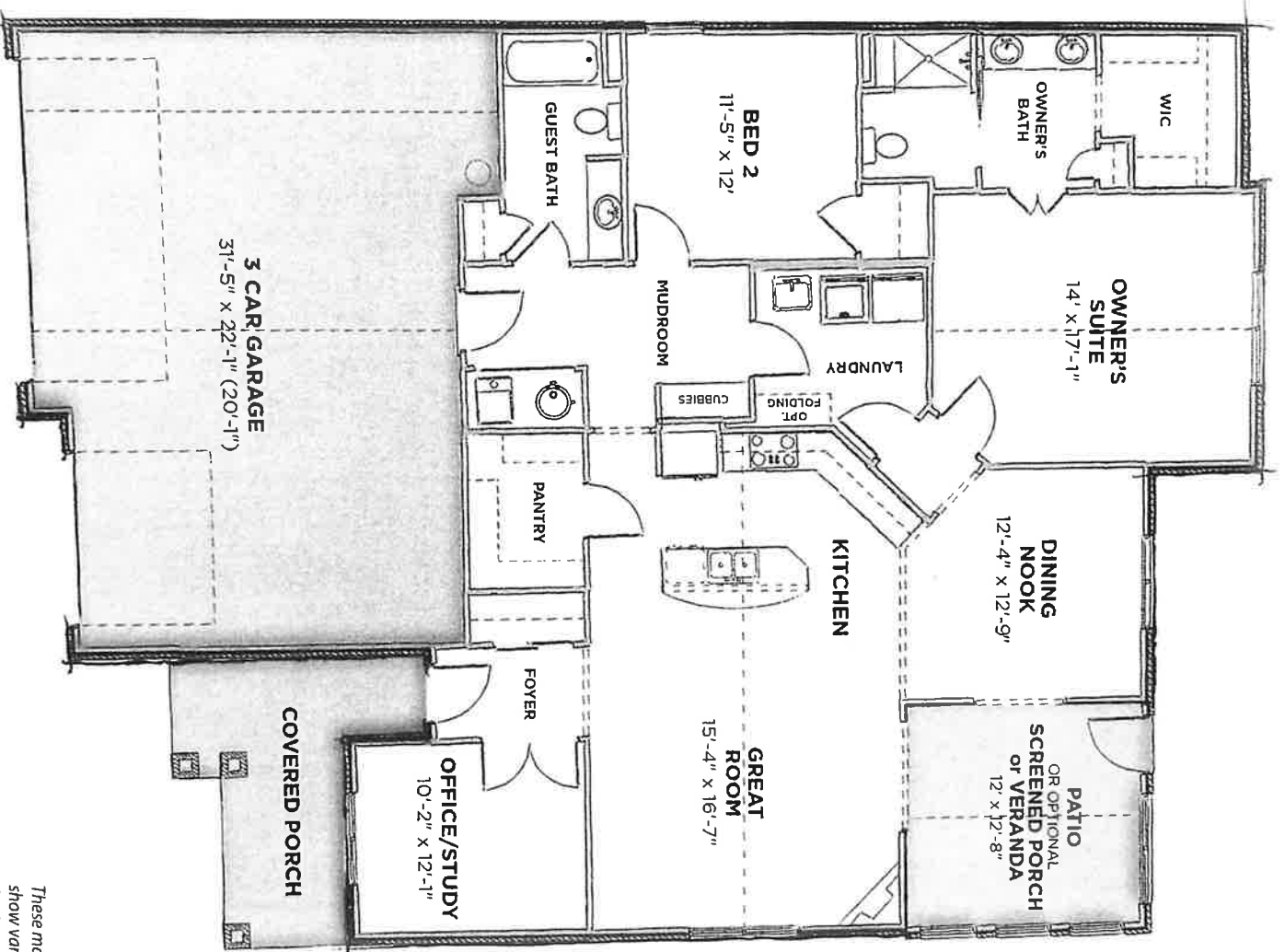
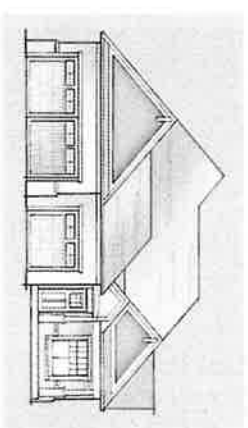
49'1" x 58'9"  
Lot Depth 109'



*These marketing materials are for illustrative purposes only and are subject to change. Rendering may show various optional elevations such as doors, windows, finishes, roof lines, etc. Please refer to the final contract drawings provided during selections for the most accurate and up-to-date version.*

# The Dakota

- 1,751 SF (1,911 SF with Veranda)
- 3 Car Garage (oversized)
- 2 Bedrooms
- 2 Bathrooms
- Vaulted Ceilings in
  - Great Room
  - Kitchen
  - Owner's Suite
  - Veranda
- 9' Ceiling Heights on Main Floor
- Optional Veranda or Screened Porch
- Optional Fireplace



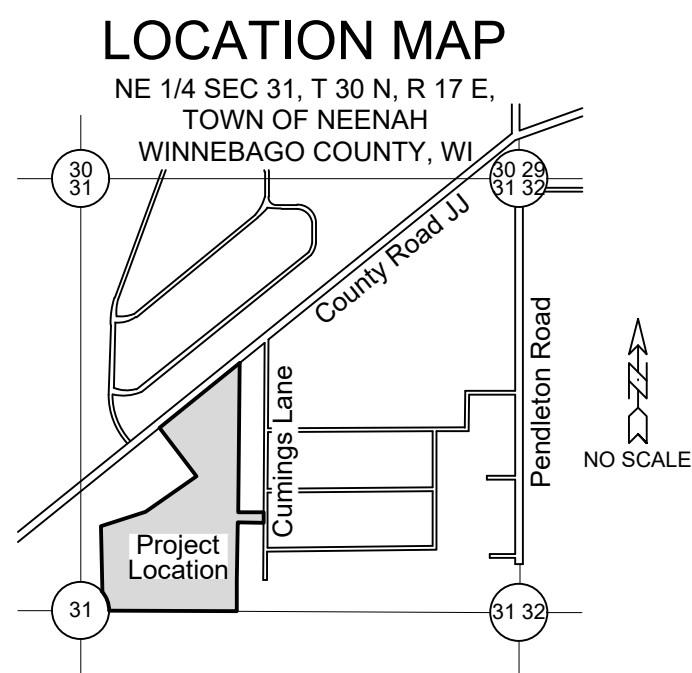
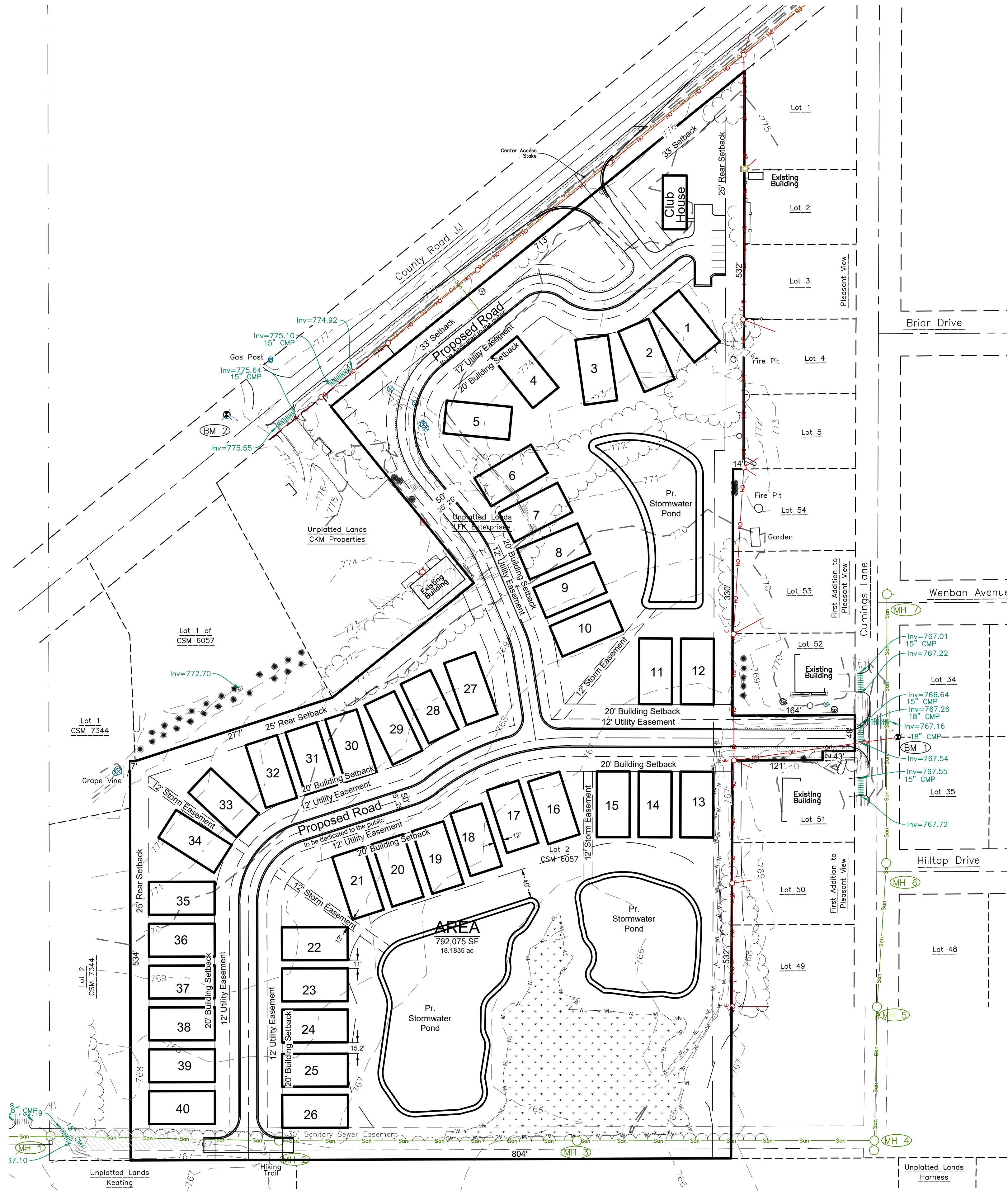
**3 CAR GARAGE**  
31'-5" x 22'-1" (20'-1")

**COVERED PORCH**

**MIKE HOWE**  
**BUILDERS, INC.**  
RESIDENTIAL • COMMERCIAL • ROOFING

Contact Mike Howe Builders  
(920) 242-3111  
mhowebuilders@yahoo.com  
mikehowebuilders.com





#### SITE INFORMATION:

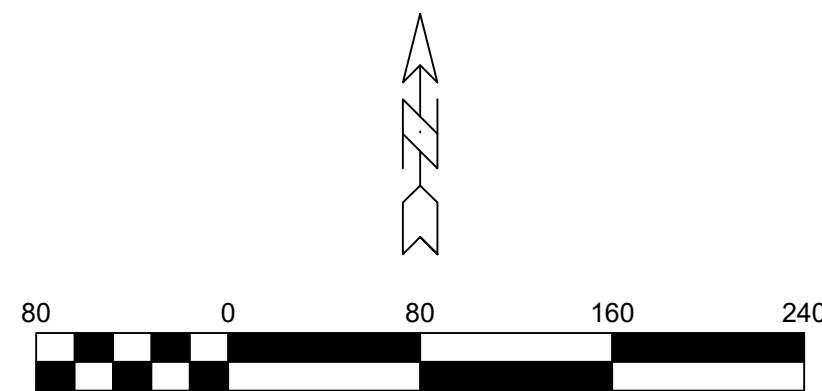
Legal Description: Lot 2, CSM 6057  
Parcel #: 010033001, 010033002  
Current Use: Vacant  
Proposed Use: Single Family Housing

Current Zoning: R-1 - Rural Residential  
Adjacent Zoning:  
North: R-2 - Suburban Residential  
South: A-1 - Agri-Business  
East: R-2 - Suburban Residential  
West: R-1 - Rural Residential

**Site Areas**  
Parcel Area: 792,075 SF (18.1835 Acres)

Proposed Right of Way Area: 112,077 SF  
Proposed Open Space Area: 679,998 SF

**PROPERTY OWNER:**  
LFK Enterprises, LLC  
N1861 Dale Court  
Kaukauna, WI 54130  
Email: lynkeller@icloud.com



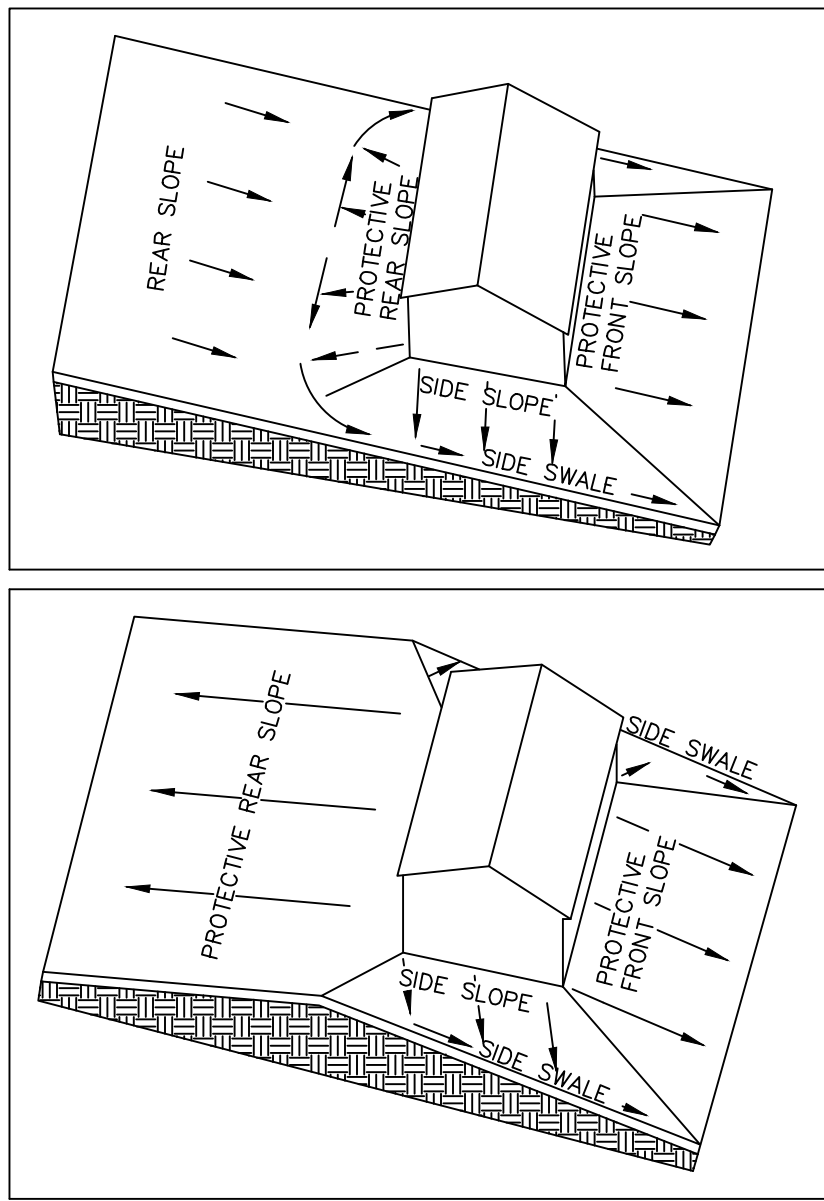
#### LEGEND

CATV	CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO	FO	Underground Fiber Optic	Clean Out / Pull Box	Gas Regulator
OH	OH	Overhead Utility Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Sanitary Sewer (Pipe Size)	Storm Sewer (Pipe Size)	Inlet	Sign
San	San	Sanitary Sewer (Pipe Size)	Catch Basin / Yard Drain	Tower / Silo
Electric	Electric	Underground Electric	Water MH / Well	Post / Guard Post
Gas	Gas	Underground Gas Line	Catch Stop	Satellite Dish
Telephone	Telephone	Underground Telephone	Hydrant	Large Rock
Water Main (Pipe Size)	Water Main (Pipe Size)	Water Main (Pipe Size)	Utility Valve	Flag Pole
Fence - Steel	Fence - Steel	Fence - Steel	Utility Meter	Deciduous Tree
Fence - Wood	Fence - Wood	Fence - Wood	Utility Pole	Coniferous Tree
Fence - Barbed Wire	Fence - Barbed Wire	Fence - Barbed Wire	Light Pole / Signal	Bush / Hedge
Treeline	Treeline	Treeline	Guy Wire	Stump
Railroad Tracks	Railroad Tracks	Railroad Tracks	Electric Pedestal	Soil Boring
Culvert	Culvert	Culvert	Electric Transformer	Benchmark
Index Contour - Existing	Index Contour - Existing	Index Contour - Existing	Electric Manhole	Asphalt Pavement
Intermediate Contour - Existing	Intermediate Contour - Existing	Intermediate Contour - Existing	Air Conditioner	Concrete Pavement
Delineated Wetlands	Delineated Wetlands	Delineated Wetlands	Telephone Pedestal	Gravel
			Telephone Manhole	
			Ex Spot Elevation	

#### NOTES:

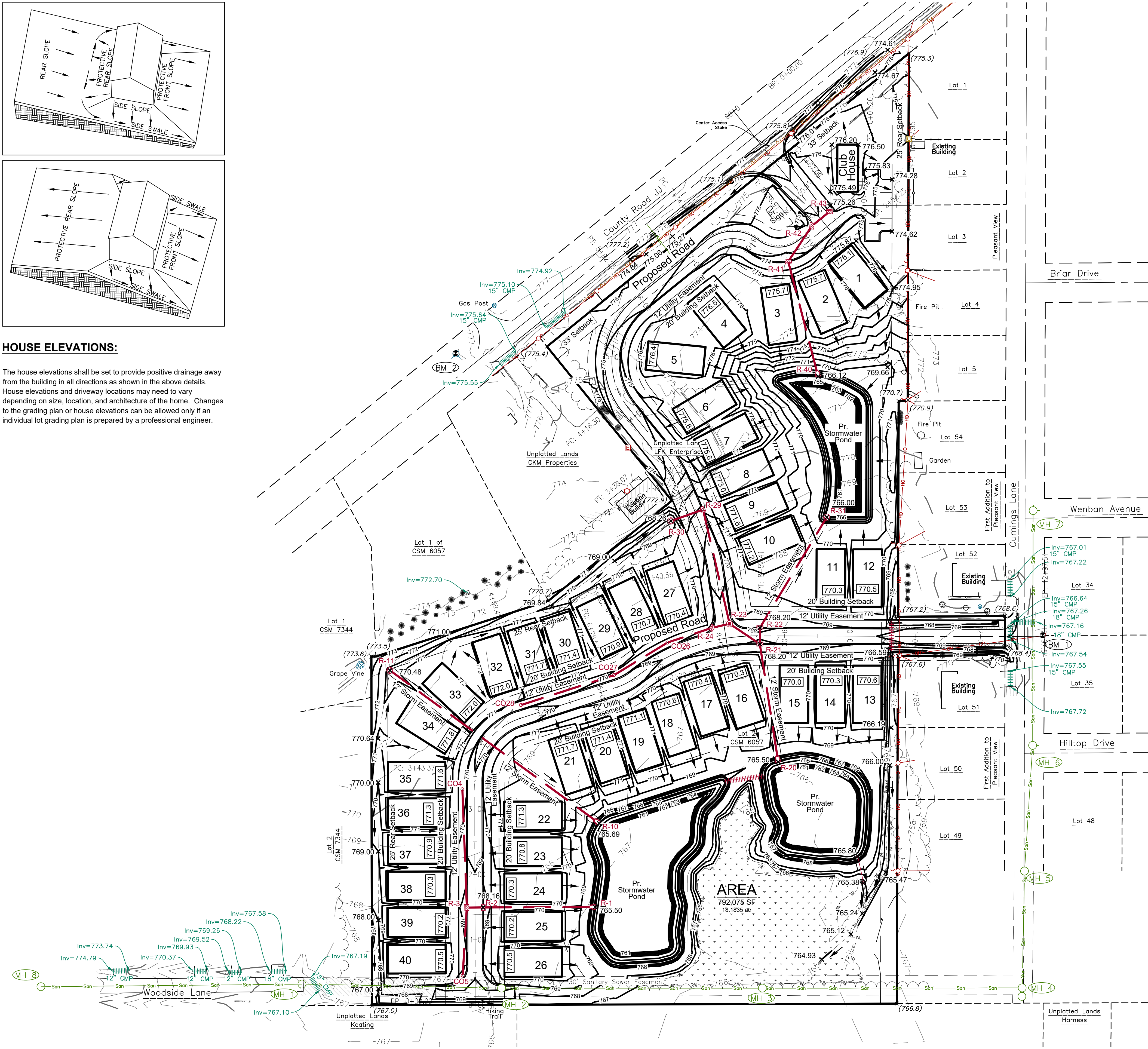
- Street Lighting to be per Town standard by WE Energies
- See Landscape Plan





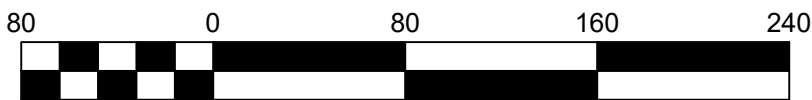
HOUSE ELEVATIONS:

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.



NOTES:

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- Vegetation beyond slopes shall remain.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.
- Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.



LEGEND

	CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
	FO	Underground Fiber Optic		Clean Out / Pull Box		Gas Regulator
	OH	Overhead Utility Lines		Storm Manhole		Railroad Signal
	San	Sanitary Sewer (Pipe Size)		Inlet		Sign
	Sto	Storm Sewer (Pipe Size)		Catch Basin / Yard Drain		Tower / Silo
	E	Underground Electric		Water MH / Well		Post / Guard Post
	G	Underground Gas Line		Curb Stop		Satellite Dish
	T	Underground Telephone		Hydrant		Large Rock
	W	Water Main (Pipe Size)		Utility Valve		Flag Pole
	W	Fence - Steel		Utility Meter		Deciduous Tree
	W	Fence - Wood		Utility Pole		Coniferous Tree
	W	Fence - Barbed Wire		Light Pole / Signal		Bush / Hedge
	W	Guy Wire		Electric Pedestal		Stump
	W	Electric Transformer		Electric Manhole		Soil Boring
	W	Electric Manhole		Air Conditioner		Benchmark
	W	Telephone Pedestal		Telephone Manhole		Asphalt Pavement
	W	Ex Spot Elevation				Gravel



Application #25-PDD-6880

Date of Hearing:

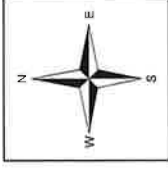
January 28, 2025

Owner(s):

LFK ENTERPRISES LLC

Subject Parcel(s):

010033001



Winnebago County  
WINGS Project

Scale

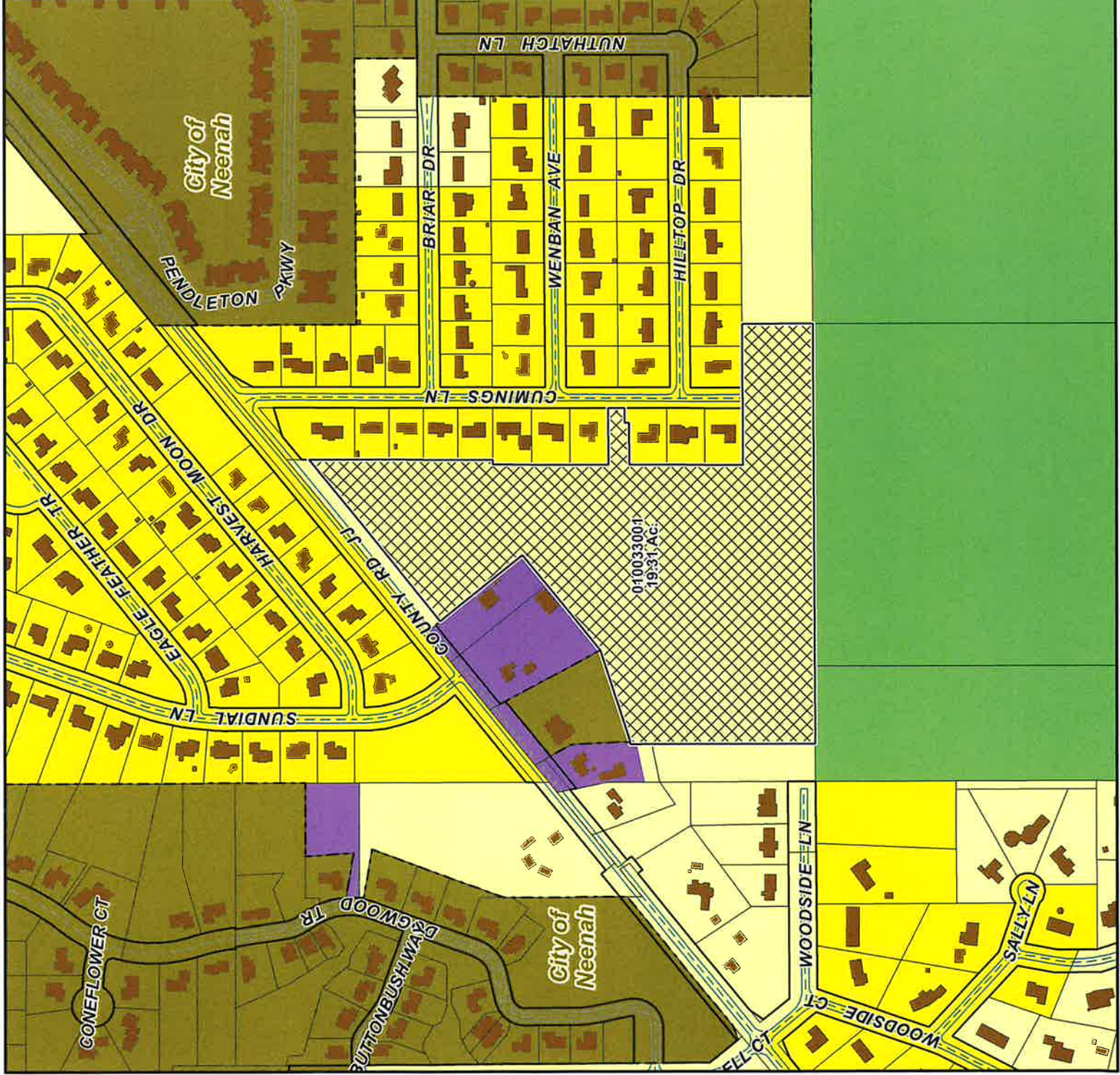
1 inch : 400 feet

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

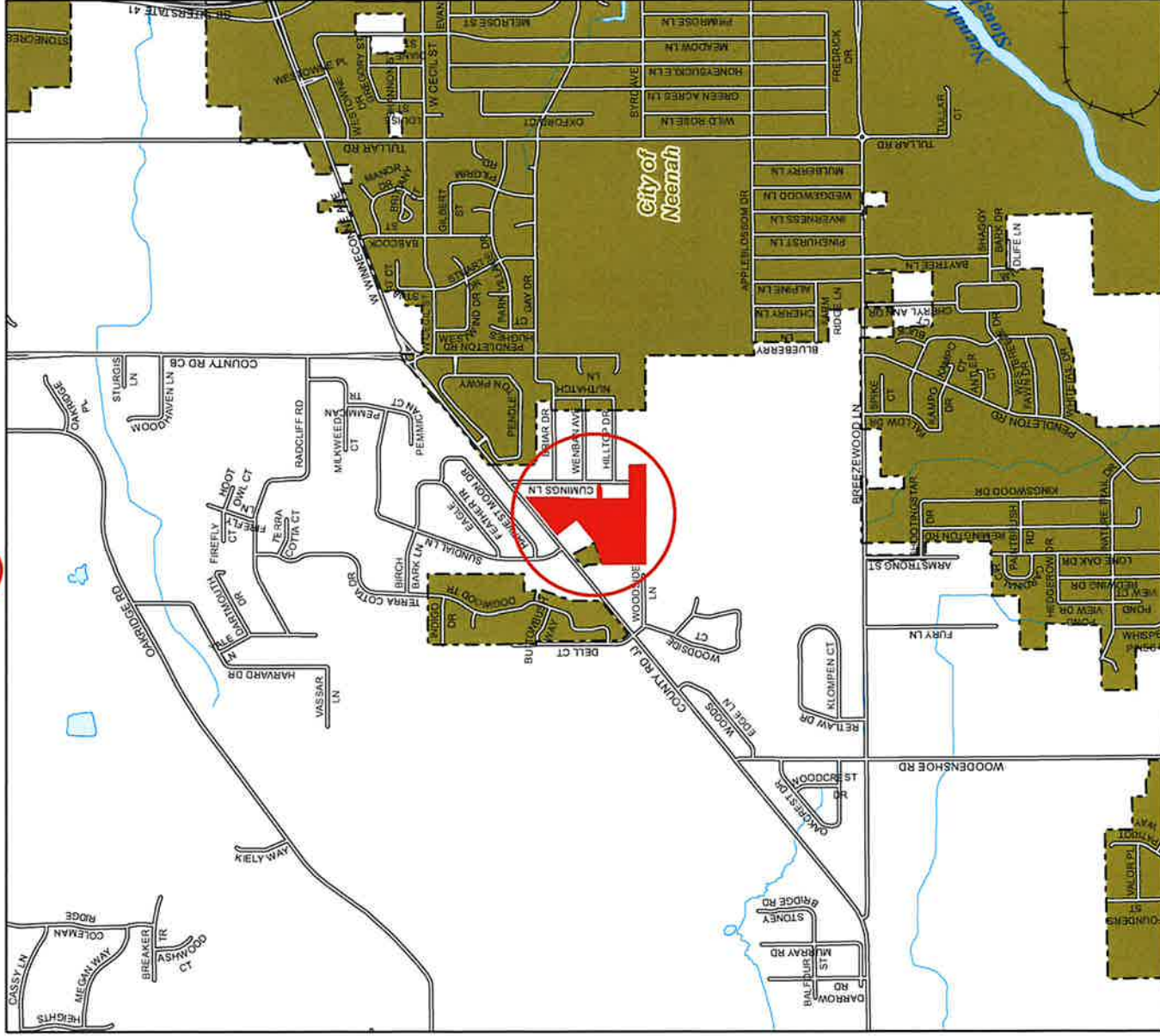
City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area





○ = SITE



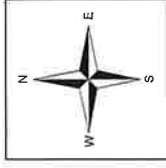
1 inch : 2,000 feet

Application #25-PDD-6880

Date of Hearing:  
January 28, 2025

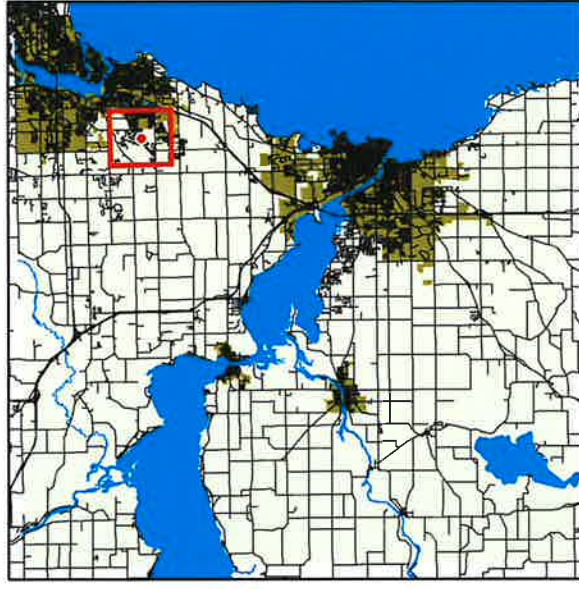
Owner(s):  
LFK ENTERPRISES LLC

Subject Parcel(s):  
010033001



Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
January 28, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. 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 January 28, 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 CONDITIONAL USE REQUEST**

**Application No.:** 2025-CU-6870

**Property Owner(s):** BEAMING INC

**Agent:** RHODE, SHELLY K BEAMING INC; SAMUELSON, KATIE L BEAMING INC

**Tax Parcel No.:** 026-0302

**Location of Premises:** 2692 COUNTY RD GG, NEENAH

**Legal Description:** Being all of Lot 3 of CSM-5770 located in part of the SW ¼ of the SE ¼, Section 13, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin.

**Code Reference:** Section 23.8-272

**Description of Proposed Use:** Applicant is requesting a conditional use permit for a campground.

## INITIAL STAFF REPORT

**Sanitation:** Existing; Private System

**Overlays:** Shoreland, wetlands

**Current Zoning:** A-2 General Agriculture

**Code Reference:** Section 23.8-272

**Description of Proposed Use:** Applicant is requesting a conditional use permit for a campground.

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

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** The bunkhouses will provide Military and First responders an outdoor Equine experience overnight. This will help those seeking a peaceful outdoor experience in the country in a safe environment. Our counseling staff provides services for those coping with stressors and trauma, while improving physical, social and behavioral skills. 1 night person or family 4pm-9am. With site supervision 24-7  
\*We have a safety plan & policies and procedures.

**Describe how the proposed use will not have any adverse effects on surrounding property:** There will be no negative impact to neighbors or the environment. Participants will have access to our handicap bathrooms and mini fridge, but are responsible for their own food. Activities include horses, astronomy, nature walks, board games, and socialization with fellow service members and certified staff. Clients are referred to us by veteran agencies or are currently in our program.

### 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.



**Winnebago County Zoning Department**

P.O. Box 2808  
112 Otter Ave, 3<sup>rd</sup> Floor  
Oshkosh, WI 54903-2808  
(920) 232-3344  
(920) 232-3347 (fax)



For office use only

Receipt # \_\_\_\_\_

Application #: \_\_\_\_\_

**CONDITIONAL USE APPLICATION****Fee: \$800.00****Payable to: Winnebago County**

(Please print or type. Please use black ink for duplicating purposes.)

**A. PROPERTY OWNER(S):**A-1 NAME: BEAMING, Inc.Mailing Address: 2692 Cty Rd GG Neenah, WI 54956Phone: 920-851-6160E-mail: incbeaming@gmail.com**NOTE: all** property owners must sign application (husband & wife; all co-owners). Use an additional page if necessary.

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owners' Signature BEAMING Inc.Date 11-14-2024Property Owners' Signature Karen L. LumsdenDate 11-14-2024CEO**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**A-2 AGENT (NAME): Self w Shelly RhodeMailing Address: 2692 County Rd GG  
Neenah, WI 54956Phone: 920-851-6160 920-410-9854 E-mail: Shelly.BEAMING@gmail.comAgent's Signature: Karen L. LumsdenDate: 11-14-2024Shelly Rhode**B. PROPERTY INFORMATION:**B-1 Tax Key/Parcel #: 026-0302B-2 Location of affected property: 2692 County Rd GG Neenah, WIB-3 Current / Proposed Zoning: Ag - A2**Zoning Code Legend**

<b>A-1</b> Agribusiness district	<b>B-1</b> Local Service Business district
<b>A-2</b> General Agriculture district	<b>B-2</b> Community Business district
<b>R-1</b> Rural Residential district	<b>B-3</b> General Business district
<b>R-2</b> Suburban Residential district	<b>I-1</b> Light Industrial district
<b>R-3</b> Two-family Residential district	<b>I-2</b> Heavy Industrial district
<b>R-4</b> Multifamily Residential district	<b>M-1</b> Mixed-Use district
<b>R-8</b> Manufactured/Mobile Home Community district	<b>PDD</b> Planned Development district

B-4 SEWER: ☒ Existing ☐ Required TYPE: ☐ Municipal ☐ Private SystemMound

**PROPERTY OWNER SIGNATURES**

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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Name (printed): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**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:**

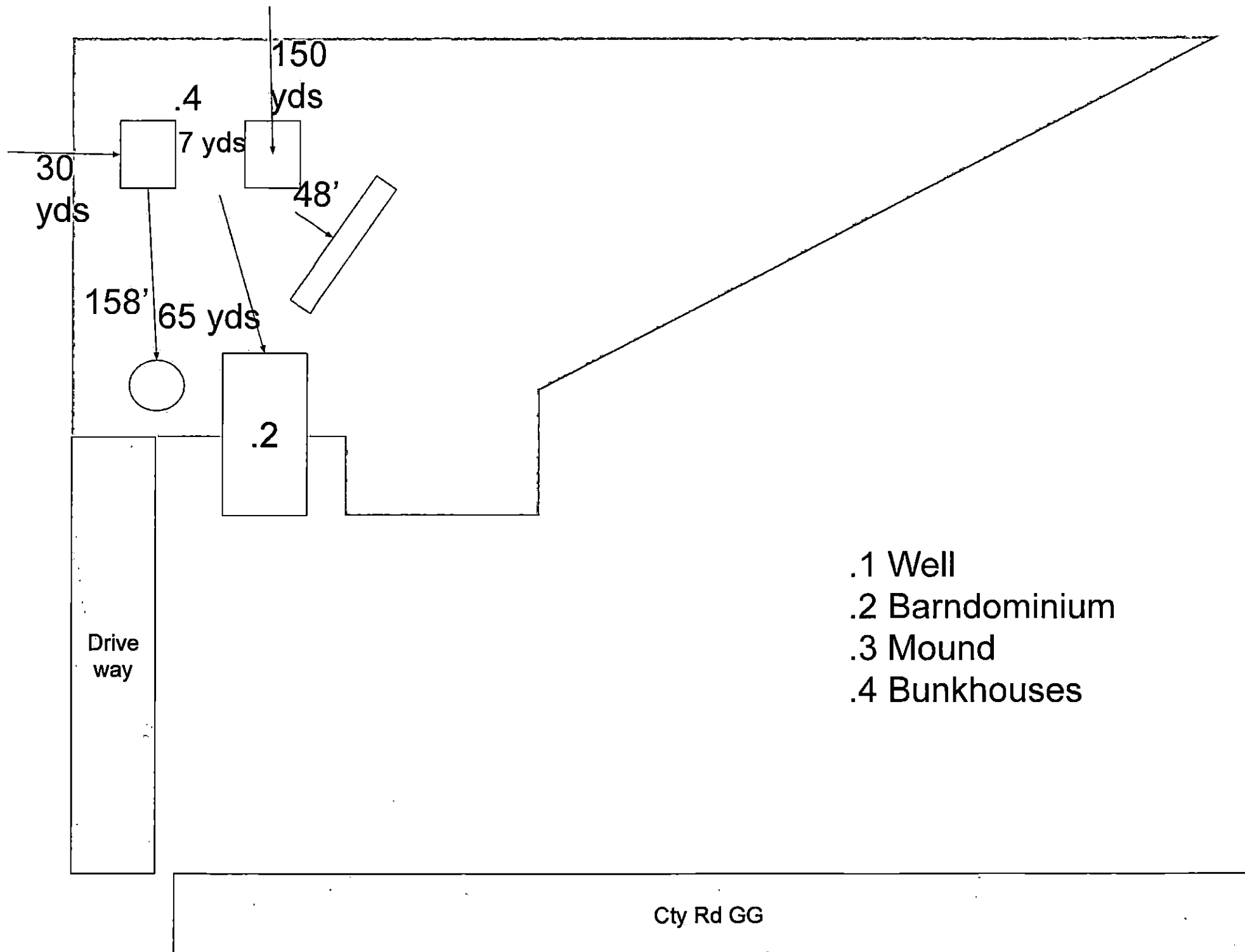
The bunkhouses will provide Military and First responders an outdoor Equine experience overnight. This will help those seeking a peaceful outdoor experience in the country in a safe environment. Our counseling staff provides services for those coping with stressors and trauma, while improving physical, social, and behavioral skills. 1 night per person  
\* We have a safety plan & policies & procedures  
Or Family 4pm - 9am. with site supervision 24-7

**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.)

There will be no negative impact to neighbors or the environment.

Participants will have access to our handicap bathrooms and mini fridge, but are responsible for their own food. Activities include horses, astronomy, nature walks, board games, and socialization with fellow service members and certified staff. Clients are referred to us by veteran agencies or are currently in our program.









# TRAUMA SUPPORT

*For survivors affected by suicide, cancer and other crises*

## RideStrong

Mental health after trauma is an ongoing concern for everyone affected. Equine-assisted services can help families and friends come together in the wake of loss, and help cancer survivors and those affected by other illnesses or crises cope with their diagnosis and treatment.

# TEEN SUPPORT

*For all teens including troubled and hurting youth*

## Hold Your Horses Camps

These camps are geared toward helping teens hold their emotions in check before acting or reacting. Participants learn the skills to stop, think, listen, then act, resulting in making better choices, improving mental health, and forming healthier relationships. Two week-long sessions are held every summer.

**LAUNCH** Special education personnel from area school districts send us troubled and hurting teens who are struggling in their peer groups. The hands-on nature of this unique and effective mentoring program addresses basic skills essential for managing conflict, utilizing effective coping skills, developing positive social skills, and learning to engage in healthy self-care.

**CANTER** Our CANTER (Community Arts Network for Teens Empowering Resilience) program engages teens in equine experiences while providing them with the guidance to create artwork as a form of self-expression, helping them discover their innate talents while supporting their emotional wellness.

# MILITARY & FIRST RESPONDERS SUPPORT

*For ALL our local heroes*

## Horses, Hearts & Heroes

This program supports our local heroes in coping with stressors and trauma while improving physical, social and behavioral skills. Participants have a range of diagnoses including but not limited to amputations, spinal cord injury, traumatic brain injury, stroke, anxiety, depression and post-traumatic stress. This is a great way to meet and bond with fellow service members. This program offers an on-site overnight.

# RESILIENCY & EMPOWERMENT

Join the BEAMING Ranch to connect with others in search of solace, strength, and community. Share your experiences with finding hope, empowerment, and support in each other. Develop your self-efficacy with our wise and gentle horses.

BEAMING is a 501(c)(3) nonprofit organization.  
Please consider donating to support our  
programs at [beaminginc.org/donate](http://beaminginc.org/donate).

2692 County Road GG, Neenah, WI 54956 / 920-851-6160  
[incbeaming@gmail.com](mailto:incbeaming@gmail.com) / [beaminginc.org](http://beaminginc.org)

\*Visits by appt only please





# CHANGING LIVES, ONE RIDE AT A TIME.

We facilitate life-changing equine experiences to promote physical, cognitive and emotional well-being for those in our community facing unique challenges.



## DIVERSE ABILITIES SUPPORT

**For individuals ages 4+ living with physical, cognitive and emotional disabilities**

**Partners in Riding** In collaboration with area school districts, we provide adaptive physical education to children with unique challenges such as autism, ADD, ADHD, hemiplegia, Down Syndrome, Cerebral Palsy, mood disorders and/or cognitive, visual, auditory or development impairments.

**Saddle Up for Success** We offer group lessons for adults and children with diverse abilities over the course of many weeks, helping participants grow in their

self-discovery and confidence through building relationships with our equine partners. These sessions also provide many physical benefits, such as improved posture and balance, and enhanced fine and gross motor skills.

**Dragons in Flight** This horseback riding program is for individuals with Down Syndrome and other diverse abilities who have demonstrated they can learn to groom, care for, saddle and ride more independently. We integrate equine assisted learning (EAL) on a wide range of topics from anatomy to showmanship.

**Autism Camps** The physical, cognitive and emotional benefits of horseback riding are undeniable for children with autism. Different sensory receptors are stimulated and children learn to move in new and exciting ways. Our camps provide benefits to the whole child including body, mind and spirit.

**Pony Power Academy** This Equine-Assisted Learning (EAL) Program offers a unique approach to help children ages 4-12 with learning disabilities or who have struggled learning to read and write. Our certified instructors guide children through curriculum that was developed based on Wisconsin Literacy Standards, helping to build their confidence and enhance their learning aptitude.

**From the Ground Up** This program is an equine-assisted learning program. It offers participants a unique environment in which they develop a better understanding of communication, teamwork, improve zones of regulation, and trust, and prepares them for potential riding experiences.

## STABLE MINDS SUPPORT

### Dementia Support

**For those living with dementia and their loved ones**

Our Dementia Support Equine Programs help enrich quality of life by allowing participants to groom, walk and ride horses; engage in mind-body emotions exercises; enjoy educational activities, musical performances and guest presentations; and participate in hands-on projects. Caregivers are able to spend quality time with their loved ones in an uplifting, outdoor setting, while meeting a support network of others going through similar challenges.

**Equine-Assisted Memory Cafés** We welcome community members with early- to moderate-stage dementia and their caregivers to enjoy horse experiences and other interactive activities such as educational presentations, arts and craft projects and other outdoor and ranch activities. This offers participants and their families an opportunity to engage in a social gathering and meet others for support.

**Riding in the Moment™ (RM™)** Developed in conjunction with UW-Madison, BEAMING is the second in the nation to offer this evidence-based program that improves the quality of life for adults living with early- to moderate-onset dementia and their caregivers. We also take the horses to local memory care facilities ("RM™ Mobile"), helping residents socialize while exercising their minds and bodies.

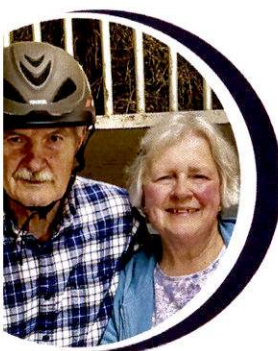
The Riding in the Moment™ RM™ program was created by Hearts & Horses, LLC.

Hearts & Horses, LLC is not affiliated with nor participates with BEAMING, Inc. and its use of the program.

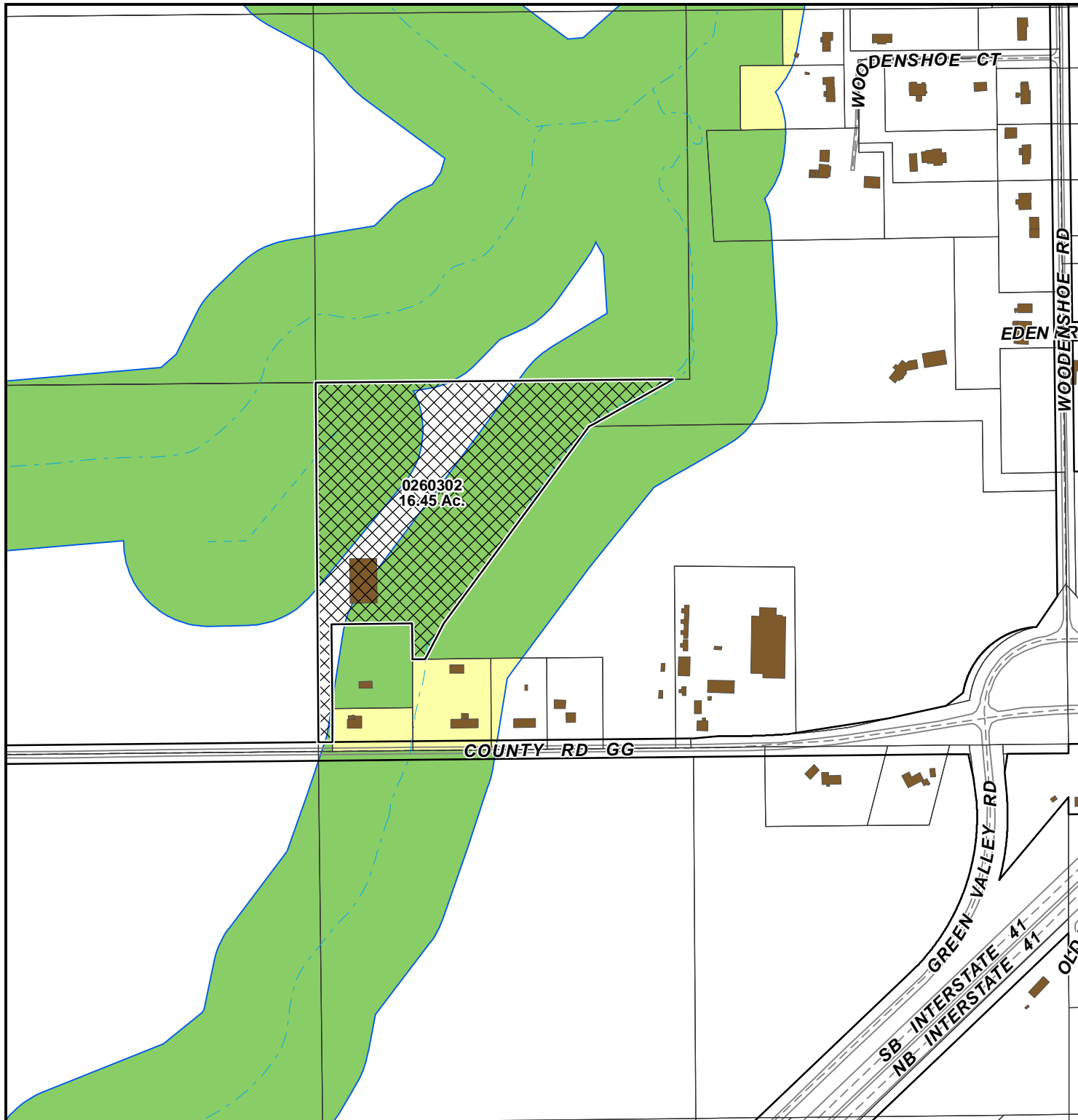
**Steady Strides for Parkinson's** Designed for those living with Parkinson's Disease (PD) and their caregivers, this program offers support to traditional PD treatment. Up to 80% of people with PD will eventually develop dementia. Studies have shown that equine-assisted services are effective for improving mobility, cognitive abilities and emotional well-being.

### Brain Body and Balance

Designed for those living with Parkinson's disease and Traumatic Brain Injuries (TBI), offering a holistic approach to improving physical, cognitive, and emotional well-being. This unique equine-assisted program leverages the therapeutic power of horses to help participants enhance balance, coordination, and mobility while also fostering cognitive engagement and emotional healing.







## Application #25-CU-6870

Date of Hearing:

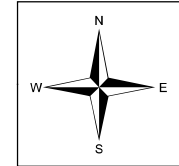
January 28, 2025

Owner(s):

BEAMING INC

Subject Parcel(s):

0260302



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 #25-CU-6870**

Date of Hearing:

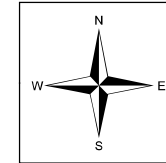
**January 28, 2025**

Owner(s):

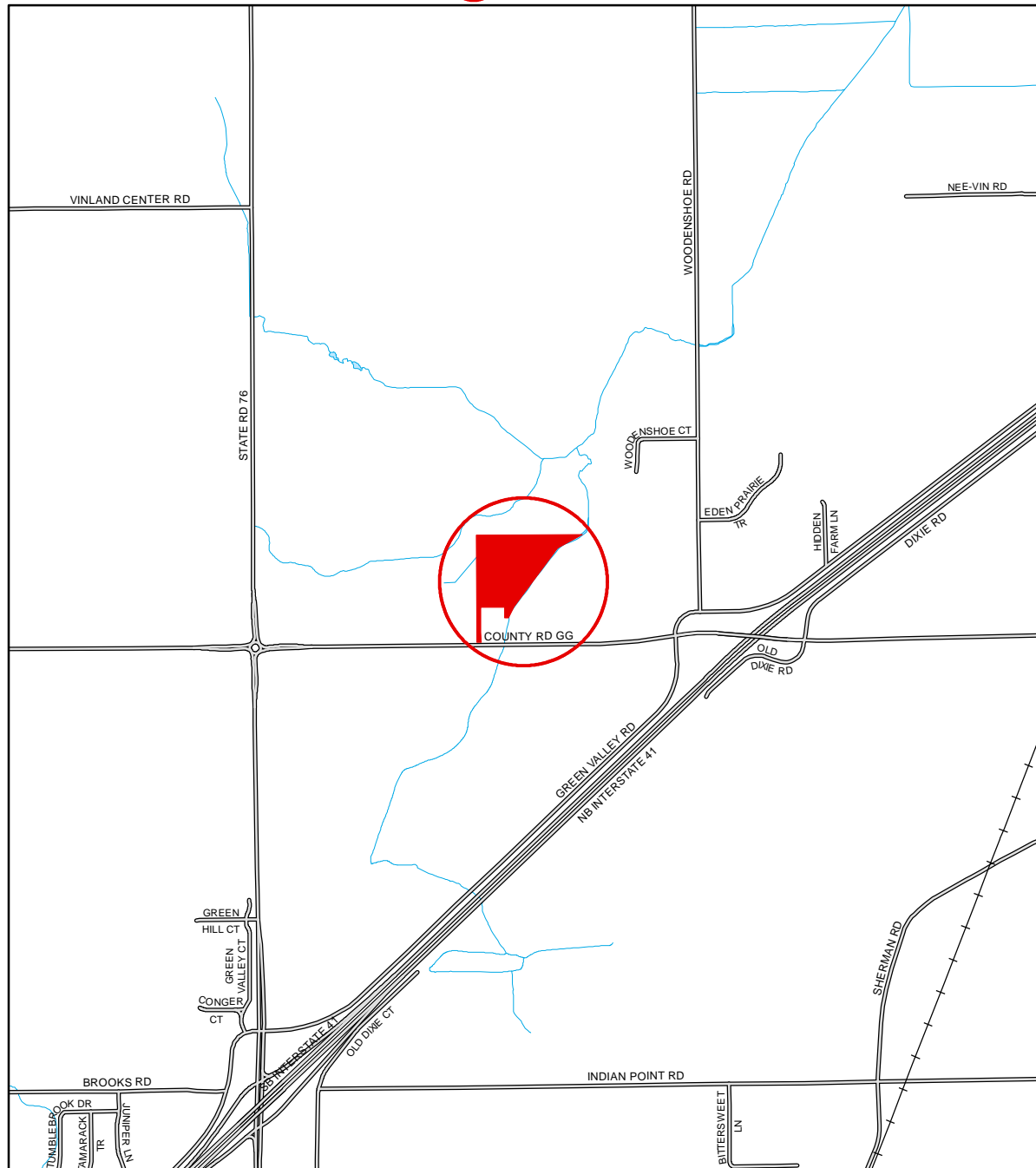
**BEAMING INC**

Subject Parcel(s):

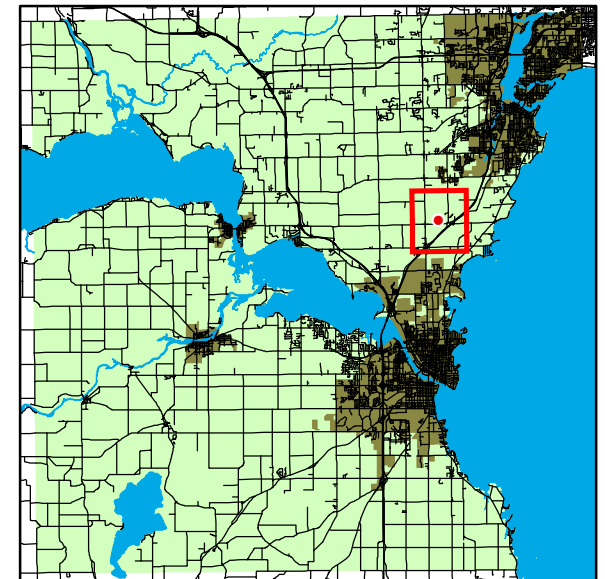
**0260302**



*Winnebago County  
WINGS Project*



● = SITE



**WINNEBAGO COUNTY**