

BRIAN P. O'ROURKE
Associate Planner



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OSHKOSH, WI 54903-2808

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Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

January 3rd, 2019

TO: Winnebago County Property Owner

FM: Associate Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Lakevista Estates (Algoma)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on January 29th, 2019, at 6:30 P.M. in the 1st Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: East of 1762 Leonard Point Rd, South of Leonard Point Ln.

Proposed Use of Property: Residential

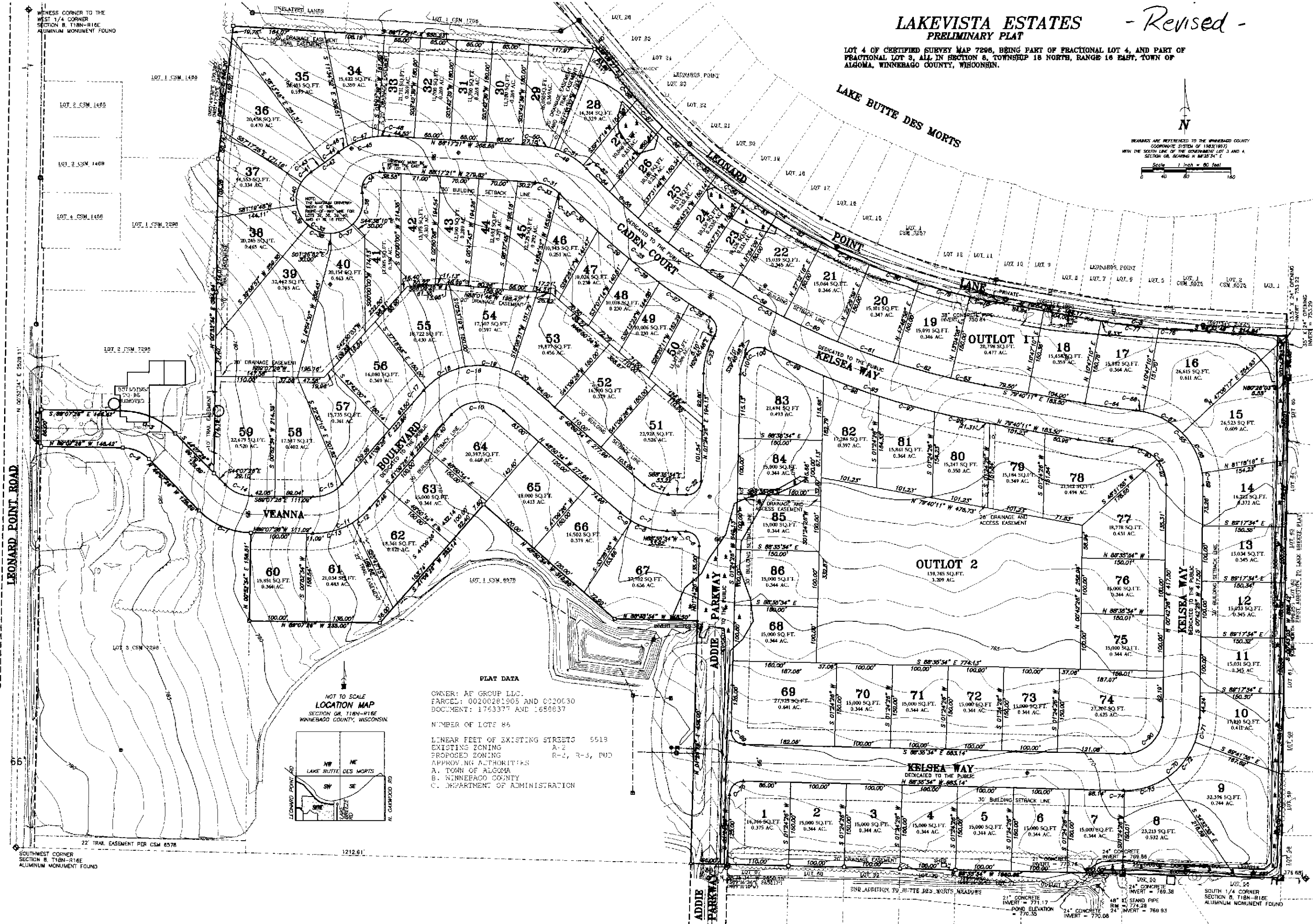
Applicant: AF Group, LLC

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Associate Planner

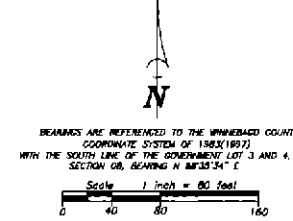
Cc: Jim Smith, Martenson & Eisele, Inc., 101 Main St, Omro, WI, 54963 (via email)



LAKEVISTA ESTATES
PRELIMINARY PLAT

- Revised -

LOT 4 OF CERTIFIED SURVEY MAP 7296, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



PLAT DATA
OWNER: AF GROUP LLC.
FARCEID: 00200281905 AND 0020030
DOCUMENT: 1763377 AND 1658637
NUMBER OF LOTS 86
LINEAR FEET OF EXISTING STREETS 5513
EXISTING ZONING A-2
PROPOSED ZONING R-2, R-3, PUD
APPROVING AUTHORITIES
A. TOWN OF ALGOMA
B. WINNEBAGO COUNTY
C. DEPARTMENT OF ADMINISTRATION

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
101 W. Main St., Omro, WI 54963
Phone (920) 685-6240 Fax (920) 685-6340
www.martenson-eisele.com
info@martenson-eisele.com

DRAWN BY		CHECKED	APPROVED
USL	DATE	REVISION	
1	12-21-18	REVISE LAYOUT LOTS 23 TO 58 & 53 TO 57	

LAKEVISTA ESTATES
PRELIMINARY PLAT
LOT 4 OF CERTIFIED SURVEY MAP 7296, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:
LAKEVISTA ESTATES, LLC
5057 RIVERWOOD DRIVE
OMRO, WI 54963
ATTN: ERIC HOFFMANN

SCALE 1"=80'

DATE 09/25/18

COMPUTER FILE 23035001PREPLA

DRAWING NO 0-2303-001 PG 2

CERTIFIED SURVEY MAP 7288, BEING PART OF FRACTIONAL LOT 4, AND PART OF LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, TOWN OF INNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION
LOT 4 OF CERTIFIED SURVEY MAP 7292, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 04, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, W WNEPAIG COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

STEVENOR'S CERTIFICATE

JAMES E. SMITH, PROFESSIONAL WL LAND SURVEYOR S-1506 DATE



101 W. Main St., Omro, WI 54963
Phone (920) 685-6240 Fax (920) 685-6340
www.martenson-eisele.com
info@martenson-eisele.com

SCALE	DATE
1"=80'	09/25/18

COMPUTER FILE
230300(PREPLAT

DRAWING NO.
0-2303-001 PG 2 OF 2

BENCHMARKS:
BM-1
TAG BOLT ON HYDRANT ON EAST SIDE OF ADDIE PARKWAY, AT SOUTEAST CORNER OF JONES PARK PROPERTY
ELEVATION = 778.81

BM-2
ALGOMA W GPS MONUMENT
ELEVATION = 787.36

CONTOURS ARE 100 FT INTERVALS
AND BASED ON THE USGS DATUM.

UTILITY EASEMENTS WILL BE
SHOWN ON THE FINAL PLAN.

DRAINAGE EASEMENTS FOR SWALES AND BASIN WILL BE GRANTED TO THE TOWN AND COUNTY FOR ACCESS AND MAINTENANCE.

LEGEND

■	1'-1/4" x 24" IRON PIPE
▲	1'-1/4" x 30" REBAR SEE
×	CHISELED "T" SET
□	3/4" REBAR FOUND
□	1'-1/4" IRON PIPE FOUND
□	1'-1/4" REBAR FOUND
■	2" IRON PIPE FOUND
●	CHISELED 1/2" POLING
◆	GOVERNMENT CORNER
BOG	CONTINUITY OF ELEVATION
○	SOIL BURNING
○	TOPSOIL DEPTH
○	CONFIDENTIAL TREE
○	DECIDUOUS TREE
○	EXIST. WOODS LINE
○	WETLAND
—	OVERHEAD POWER LINES
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	UNDERGROUND GAS
—	UNDERGROUND CABLE TV
—	EXIST. FENCE LINE
○	EXIST. HYDRANT
○	PUMPING POLE
○	CABLE TV PED
○	LIGHT POLE
○	PEDESTALS
○	TRANSFORMER
○	WATER VALVE
○	GAS VALVE
○	WATER STOP BOX
○	EXIST. STORM MANHOLE
○	STORM INLET
○	YARD DRAIN
○	EXIST. SANITARY MANHOLE
○	EXIST. SAN. SEWER
○	EXIST. WATER MAIN
○	EXIST. STG. MAN
○	EXIST. SLOPE ELEVATION
○	FIRST FLOOR = 000.00
○	TOP OF GRADE

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 1/29/2019

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 1/29/2019 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 are invited to be present. 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.:

2018-ZC-4660

Applicant:

JONES, JAY

Agent:

HOFFMANN, ERIC

Location of Premises:

EAST OF 1762 LEONARD POINT RD
OSHKOSH, WI 54904

Tax Parcel No.:

002-00281905
002-0030

Legal Description:

Being all of Lot 4 of CSM-7298 located in Government Lot 4, and also a part of unplatted Government Lot 3, all in Section 8, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation:

Applicant is requesting a Zoning Change from R-1 (Rural Residential District) and A-2 (General Agriculture District) to R-2 (Suburban Residential District) and R-3 (Two-family Residential District) for a proposed residential subdivision.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Microwave Radio Path
Shoreland

Current Zoning:

R-1 Rural Residential,
A-2 General Agriculture

Proposed Zoning:

R-3 Suburban Medium Density Residential,
R-2 Suburban Low Density Residential

Surrounding Zoning:

North: R-2;R-1

South: R-2;A-2

East: R-2;R-1

West: R-2;R-1;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant land, general agriculture.

Describe Proposed Use(s):

Residential subdivision. Single family, two family and single family with Planned Development District (PDD).

Describe The Essential Services For Present And Future Uses:

Public sanitary sewer, water, storm sewer and streets.

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

The surrounding land use is mostly residential and adjacent to Jones Park, along with the existing connecting public streets and available public utilities, plus the topographic features, this site is ideal for a residential neighborhood.

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

Surrounding land use is residential adjacent to town park.

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.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

(1) Such land is better suited for a use not otherwise allowed in the A-1 district.

(2) The amendment is consistent with the county's comprehensive plan.

(3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

(4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

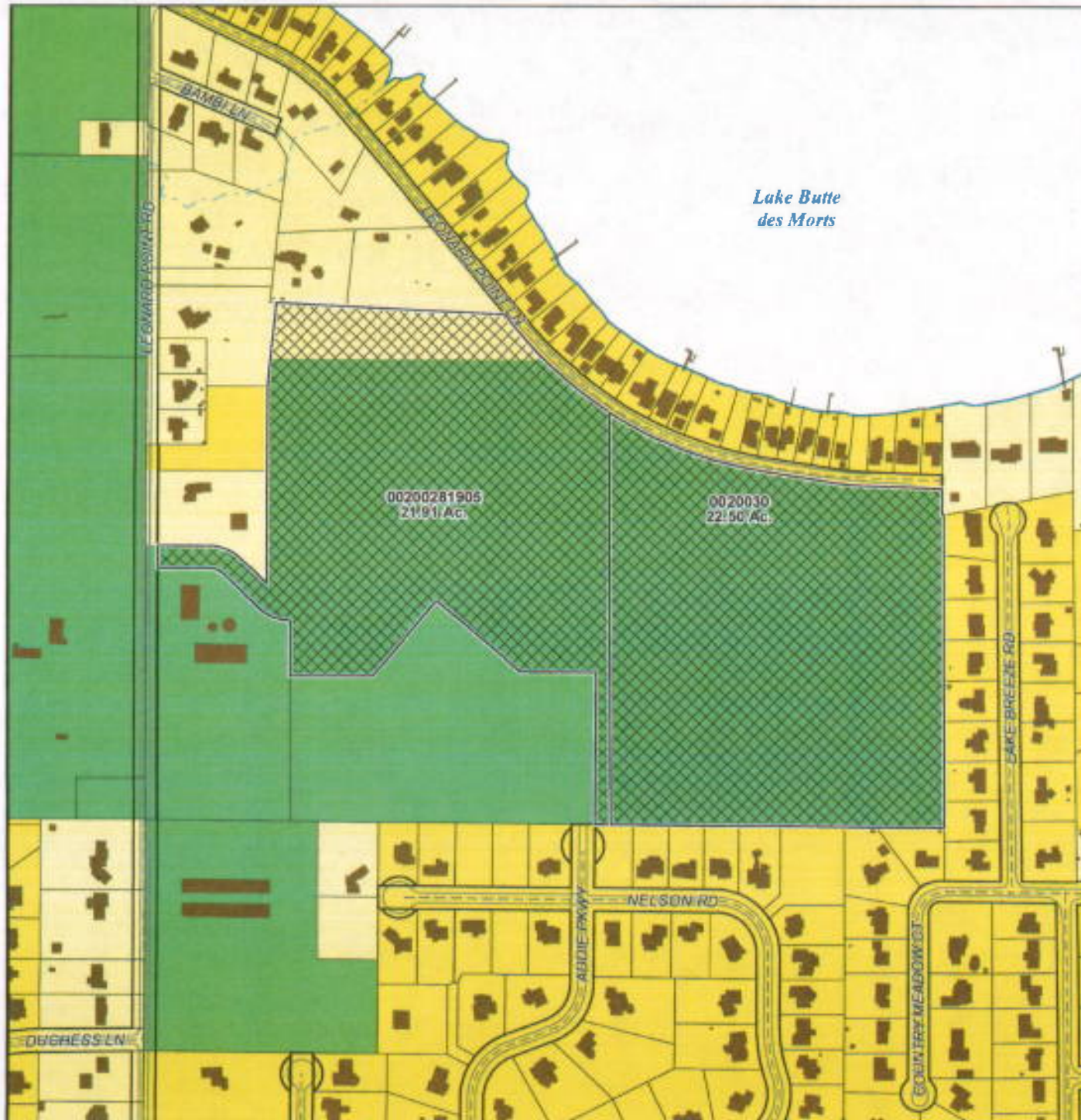
The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

(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.



Application #18-ZC-4660

Date of Hearing:

November 13, 2018

Owner(s):

AF Group LLC

Subject Parcel(s):

00200281905 & 0020030



Winnebago County
WINGS Project

Scale

1 inch = 400 feet

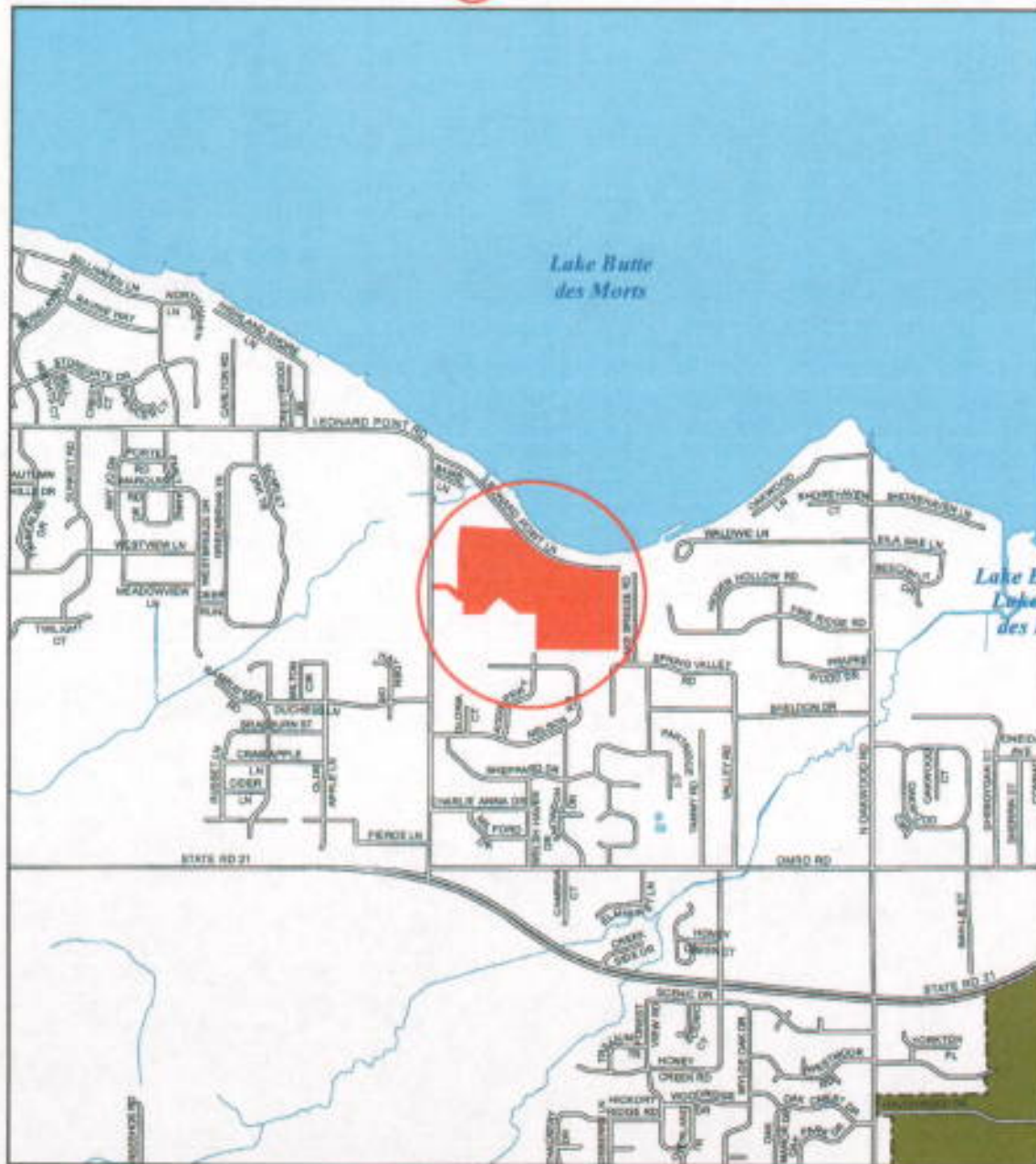
County Zoning Districts

R-1	PDD	
R-2		
R-3		
	I-1	M-1
		Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE



1 inch : 2,000 feet

Application #18-ZC-4660

Date of Hearing:

November 13, 2018

Owner(s):

AF Group LLC

Subject Parcel(s):

00200231905 & 0020030



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY