

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 2/25/2020

### 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 2/25/2020 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.:** 2020-ZC-5230

**Applicant:** WOJAHN, HOWARD

**Agent:** KRIESCHER, LAWRENCE C

**Location of Premises:** WEST OF 6009 GRANDVIEW RD

**Tax Parcel No.:** 028-0768 (p)

**Legal Description:** Being a part of the NW 1/4 of the NW 1/4, Section 27, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot.

**INITIAL STAFF REPORT**

**Sanitation:** System Required; Private System

**Overlays:** Shoreland Wetlands

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

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

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** A-2

**West:** A-2

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

**Describe Present Use(s):** Agricultural, cultivated field.

**Describe Proposed Use(s):** Propose a change to R-1 Rural Residential Zoning for the purpose of erecting a house for single family residence.

**Describe The Essential Services For Present And Future Uses:** Will require a drilled well and private on site sanitary system.

**Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:** The A-1 land that is not a part of the proposed A-2 zoning change will maintain its A-2 character allowing for continued agricultural activities around this piece of land asking for a zoning change. The proposed use will allow for preserving agricultural lands as well as allowing for needed R-1 expansion. The location of property asking for a rezoning is actually the highest and best area to build because the A-2 land eventually gets lower as it goes away from the proposed zoning change property.

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

I have been fortunate to able to purchase some A-2 land in order to build a home. Since this property is approximately one acre, I am required to change the zoning to R-1 (rural residential). The proposed use of this property will maintain the rural character of the surrounding area yet also conform perfectly for a home in the area since there are single family homes next door to this property all built on large land parcels.

**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

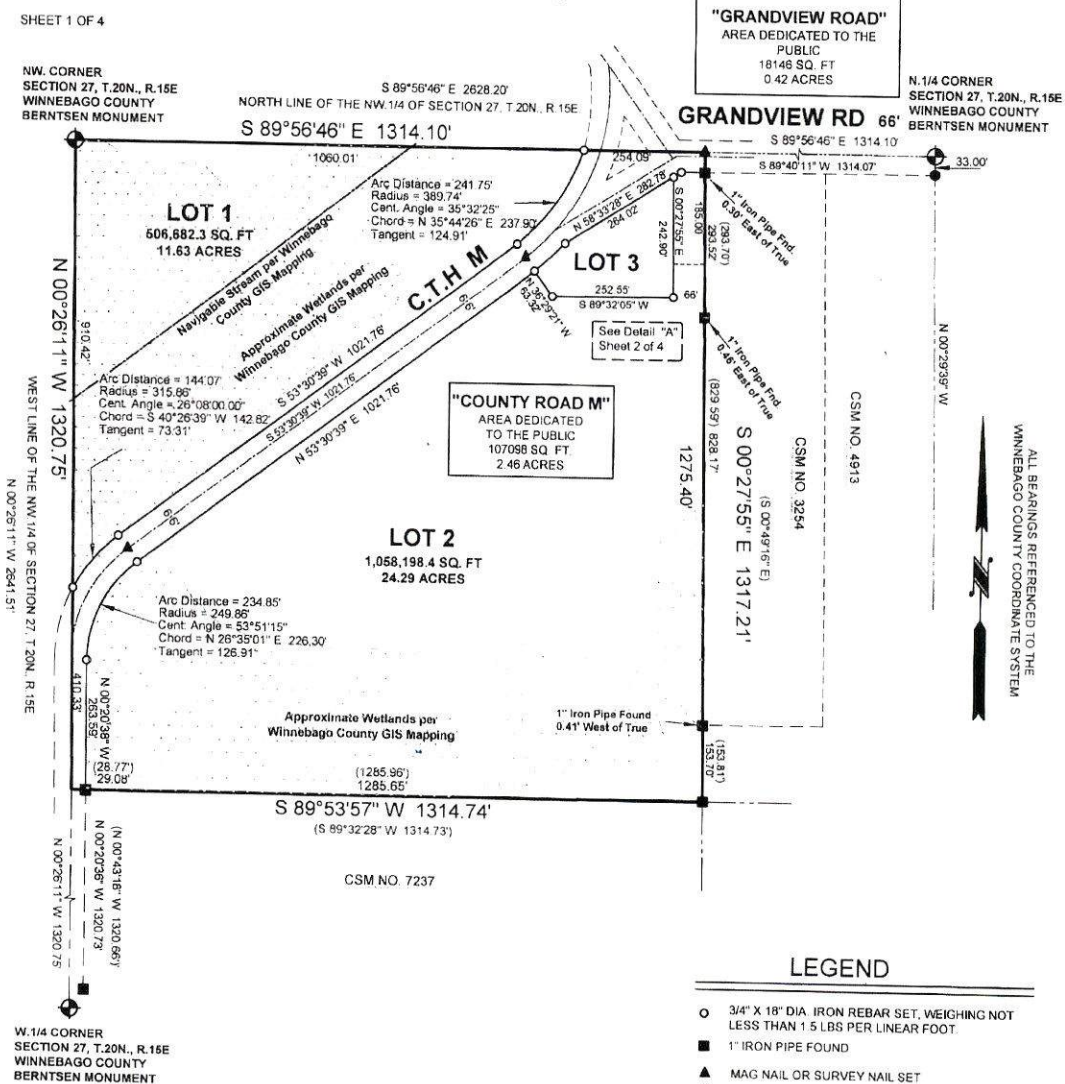
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

#6018

#27855

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY)**WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO.**ALL OF THE NW.1/4 OF THE NW.1/4 OF SECTION 27, T.20N., R.15E. TOWN OF WINCHESTER,  
WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 4



DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHERL.C. KRIESCHER AND ASSOCIATES LLC  
5251 GRANDVIEW ROAD  
LARSEN, WI 54947  
920-836-3576BOUNDARY SURVEY  
&  
LAND DESIGN

0 300 600

PROJECT NO. 2019-07-05  
FILE NO. SCHWARTZBAUER.DWG  
DWG. NO. L- 519

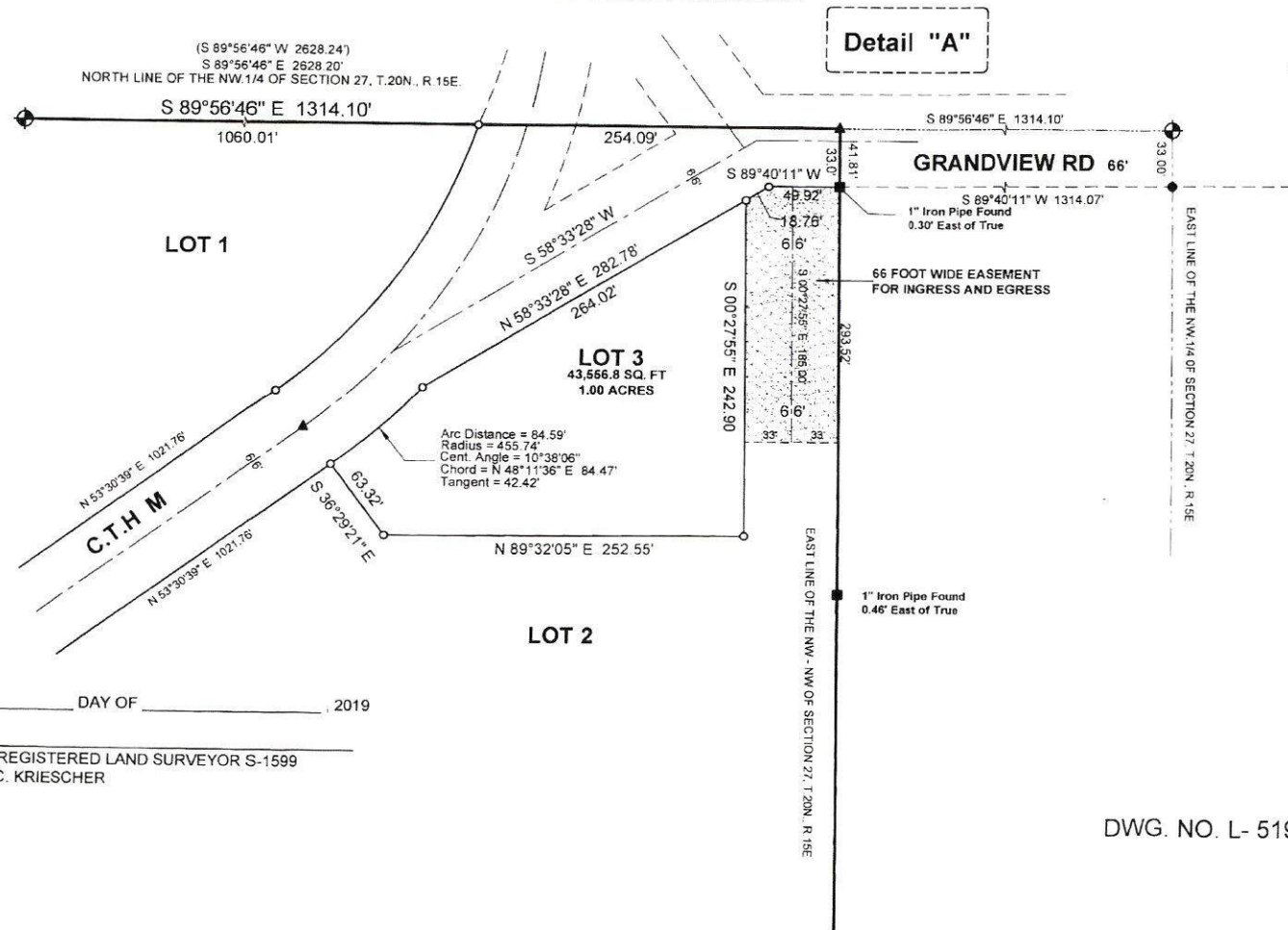
THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599



# WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF THE NW.1/4 OF THE NW.1/4 OF SECTION 27, T.20N., R.15E. TOWN OF WINCHESTER,  
WINNEBAGO COUNTY, WISCONSIN.

SHEET 2 OF 4

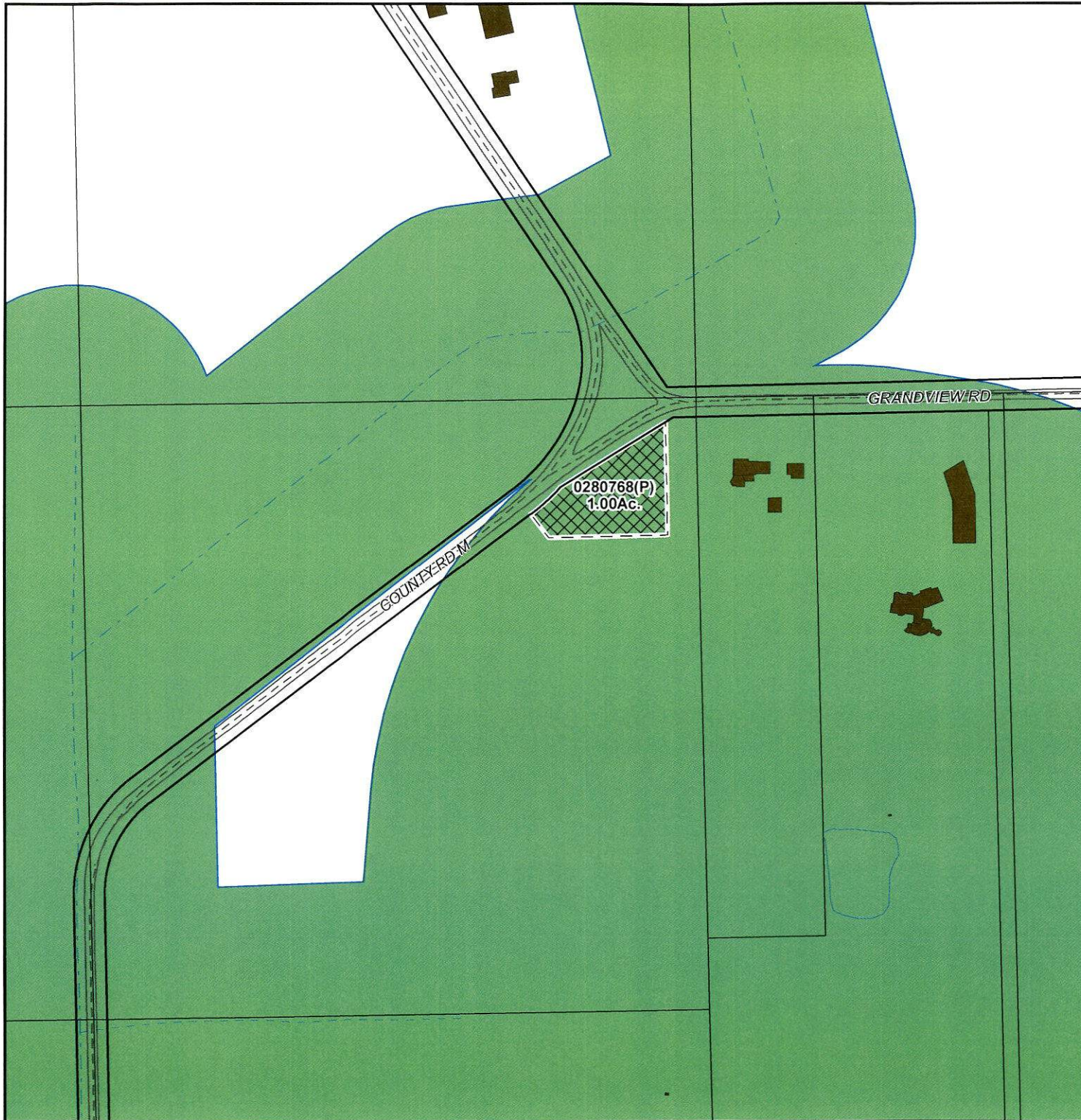


DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

DWG. NO. L- 519



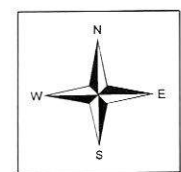


# Application #20-ZC-5230

Date of Hearing:  
February 25, 2020

Owner(s):  
Wojahn, Howard

Subject Parcel(s):  
0280768(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



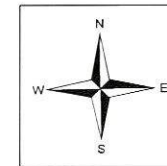
○ = SITE

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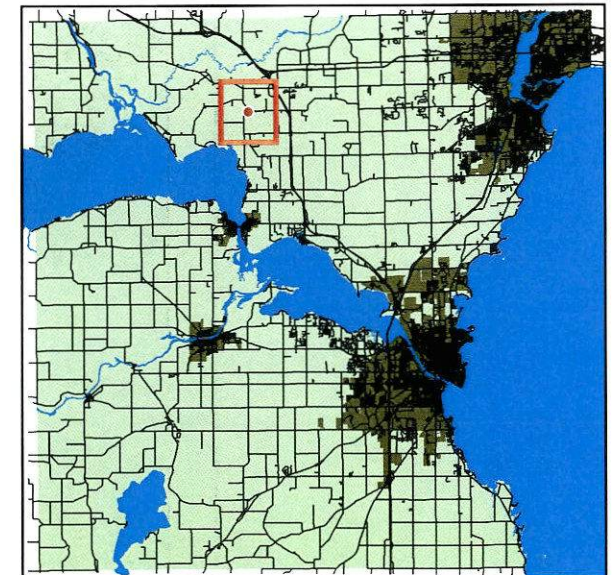
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WINNEBAGO COUNTY

# Winnebago County Planning and Zoning Department

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The Winnebago County Planning and Zoning Committee will be holding a public hearing on 2/25/2020 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.:** 2020-ZC-5240

**Applicant:** SCHMICK, LARRY – HORSESHOE STORAGE LLC

**Agent:** None

**Location of Premises:** 41 HORSESHOE RD

**Tax Parcel No.:** 002-1426, 002-0211-02-01, 002-0211-02, 002-0211-01

**Legal Description:**

All of Lot 1 of CSM-1039, all of Lot 1 of CSM-2840, and all of Lots 1 and 2 of CSM-3860, all located in the SE 1/4 of the NW 1/4, Section 19, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a zoning map amendment to I-1 (Light Industrial District) to expand an existing personal storage facility.

**INITIAL STAFF REPORT**

**Sanitation:** Existing System; Private System

**Overlays:** None

**Current Zoning:** R-1 Rural Residential, I-2 Heavy Industrial

**Proposed Zoning:** I-1 Light Industrial

**Surrounding Zoning:**

**North:** R-1

**South:** R-1

**East:** A-2

**West:** R-1

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

**Describe Present Use(s):** Indoor and outdoor storage facility. Garage/service facility.

**Describe Proposed Use(s):** Garage/service facility, indoor and outdoor storage with additional pods.

**Describe The Essential Services For Present And Future Uses:** Has private sewer system and private well.

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

It would allow expansion of storage facility with a zoning permit review and more allowable uses for future expansion.

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

Has been a storage facility and shop for more than 25 years. Algoma sanitation dept. well is across the street and the rest is residential and farmland.

**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.





## Application #20-ZC-5240

Date of Hearing:

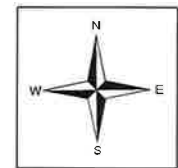
February 25, 2020

Owner(s):

Horseshoe Storage LLC  
(Larry Schmick)

Subject Parcel(s):

002021101 / 002021102 /  
00202110201 / 0021426



Winnebago County  
WINGS Project

Scale

1 inch : 300 feet

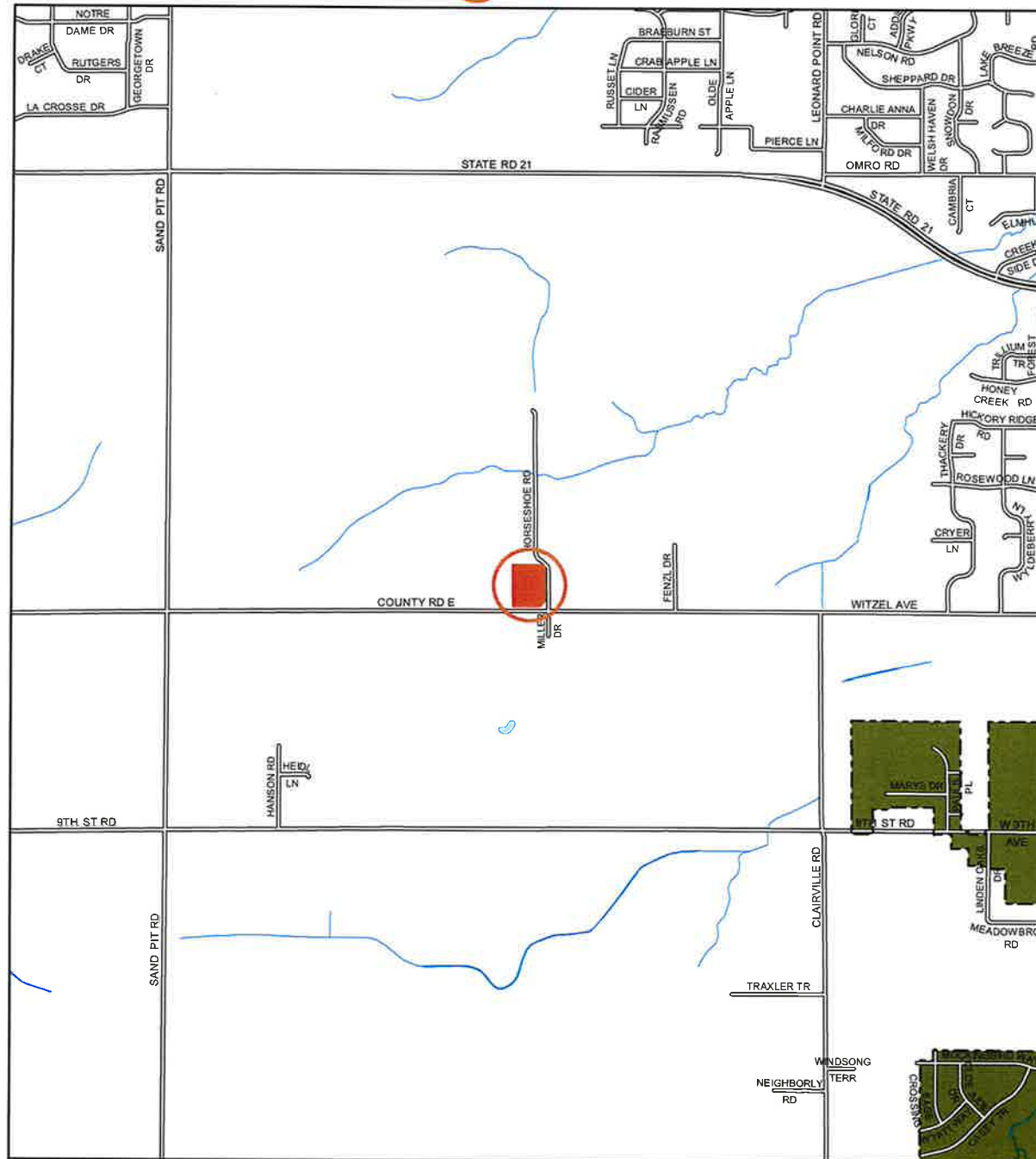
### County Zoning Districts

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



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**Application #20-ZC-5240**

Date of Hearing:

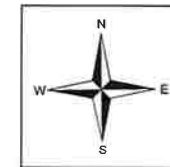
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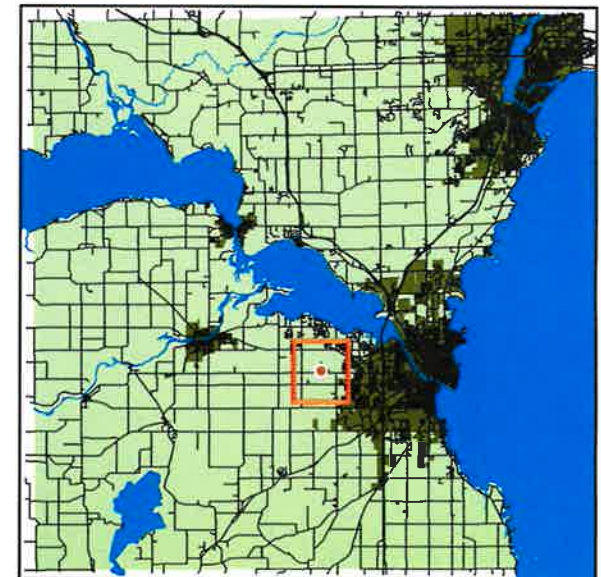
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Winnebago County  
WINGS Project

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**WINNEBAGO COUNTY**



# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 2/25/2020

### 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 2/25/2020 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 CONDITIONAL USE REQUEST

**Application No.:** 2020-CU-5250

**Applicant:** SCHMICK, LARRY – HORSESHOE STORAGE LLC

**Agent:** None

**Location of Premises:** 41 HORSESHOE RD

**Tax Parcel No.:** 002-1426, 002-0211-02-01, 002-0211-02, 002-0211-01

**Legal Description:**

All of Lot 1 of CSM-1039, all of Lot 1 of CSM-2840, and all of Lots 1 and 2 of CSM-3860, all located in the SE 1/4 of the NW 1/4, Section 19, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Code Reference:** Chapter 23, Article 8, section 23.8-41 exhibit 8-1 (17.04)

**Description of Proposed Use:** Applicant is requesting a conditional use permit to operate a vehicle repair shop.

## INITIAL STAFF REPORT

**Sanitation:** Existing System; Private System

**Overlays:** None

**Current or Proposed Zoning:** I-1 Light Industrial

**Code Reference:** Chapter 23, Article 8, section 23.8-41 exhibit 8-1 (17.04)

**Description of Proposed Use:**

Applicant is requesting a conditional use permit to operate a vehicle repair shop.

**Surrounding Zoning:**

**North:** A-2

**South:** A-2

**East:** R-1

**West:** A-2

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

**Describe the Proposed Use:**

The storage units and vehicle repair shop has been existing for 25 plus years. We are applying for a conditional use permit to be in compliance with the County.

**Describe How the Proposed Use Will Not Have Any Adverse Effects on Surrounding Property:**

No impact as it has been this way for 25+ years.

## SECTION REFERENCE AND BASIS OF DECISION

### 23.7-114 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.





## Application #20-CU-5250

Date of Hearing:

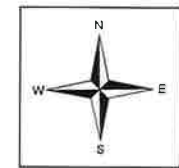
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(Larry Schmick)

Subject Parcel(s):

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Winnebago County  
WINGS Project

**Scale**  
1 inch : 300 feet

### County Zoning Districts

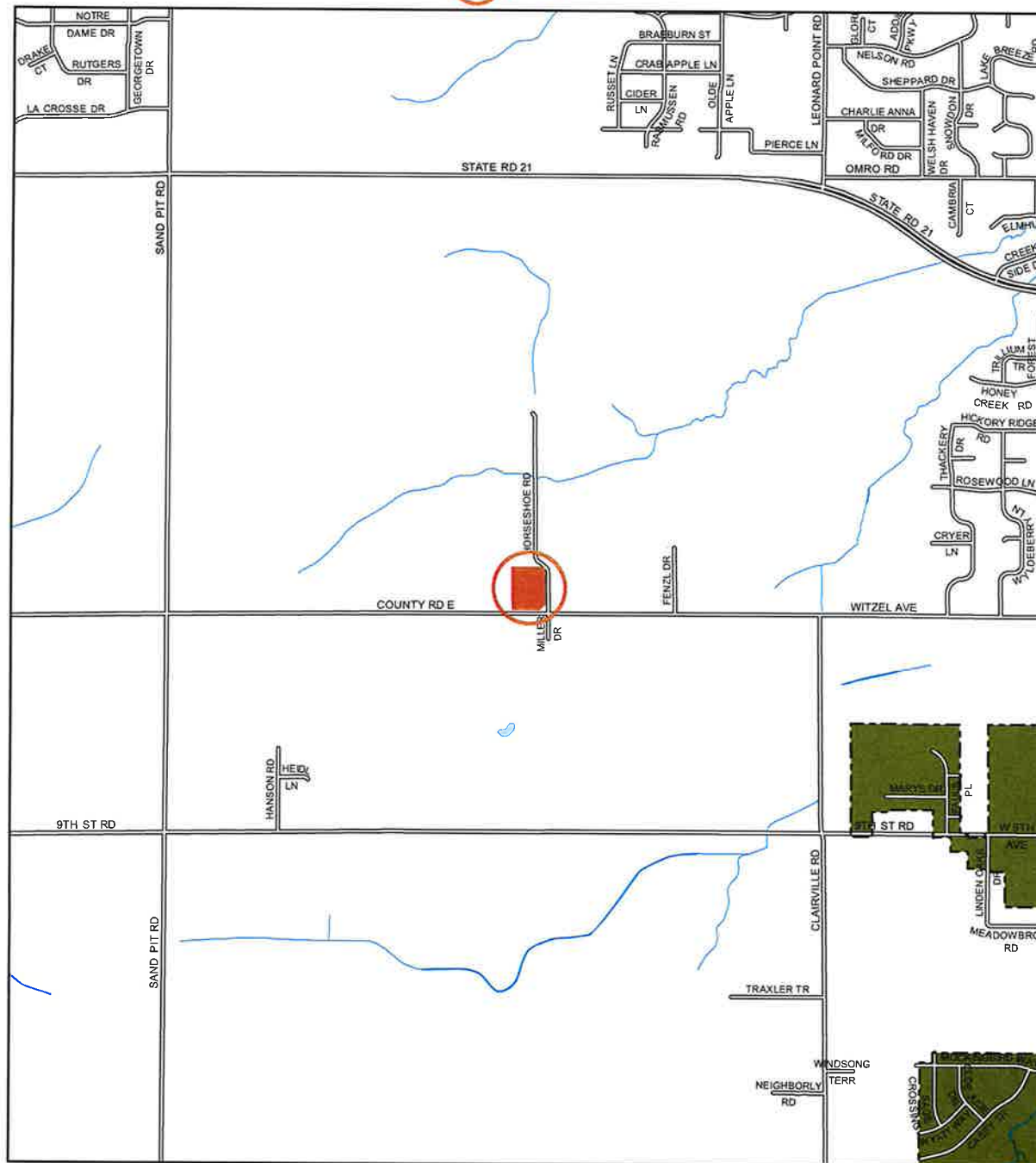
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



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**Application #20-CU-5250**

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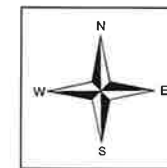
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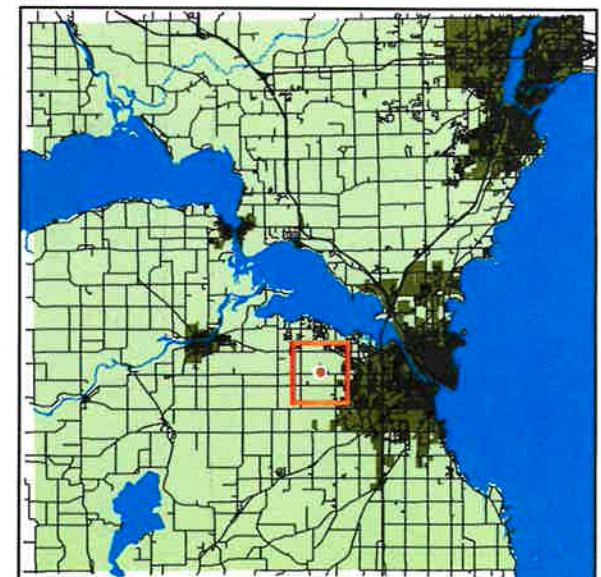
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