

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 12/20/2017

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 12/20/2017 at 6:30 p.m. in the 3rd floor Conference Room 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.:
2017-ZC-4340

Applicant:
SCHULTZ, SHEILA
SCHULTZ, WILLIAM

Agent:
None

Location of Premises:
128 RICKERS BAY RD
NEENAH, WI 54956

Tax Parcel No.:
010-0178-06-05

Legal Description:
Being part of Government Lot 4, Section 9, T19N, R17E, Town of Neenah, Winnebago County, Wisconsin

Explanation:
Rezone/zoning map amendment from a B-1 zoning district to a R-2 zoning district to accommodate a parcel combination CSM.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current Zoning:

B-1 Neighborhood Business

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: R-2;B-1
South: R-1;B-1
East: R-2
West: B-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Vacant land.

Describe Proposed Use(s):

Detached Garage

Describe The Essential Services For Present And Future Uses:

Parcel # 010-0707 which is now surveyed to include this parcel is zoned R-2. That parcel has municipal sewer, well water and a private road. The only item we need to have for the garage is electricity.

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

The garage would complement the surrounding property and allow the owners to keep the fishing boat and camper from cluttering the property.

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

There is a garage on an adjacent property.

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.

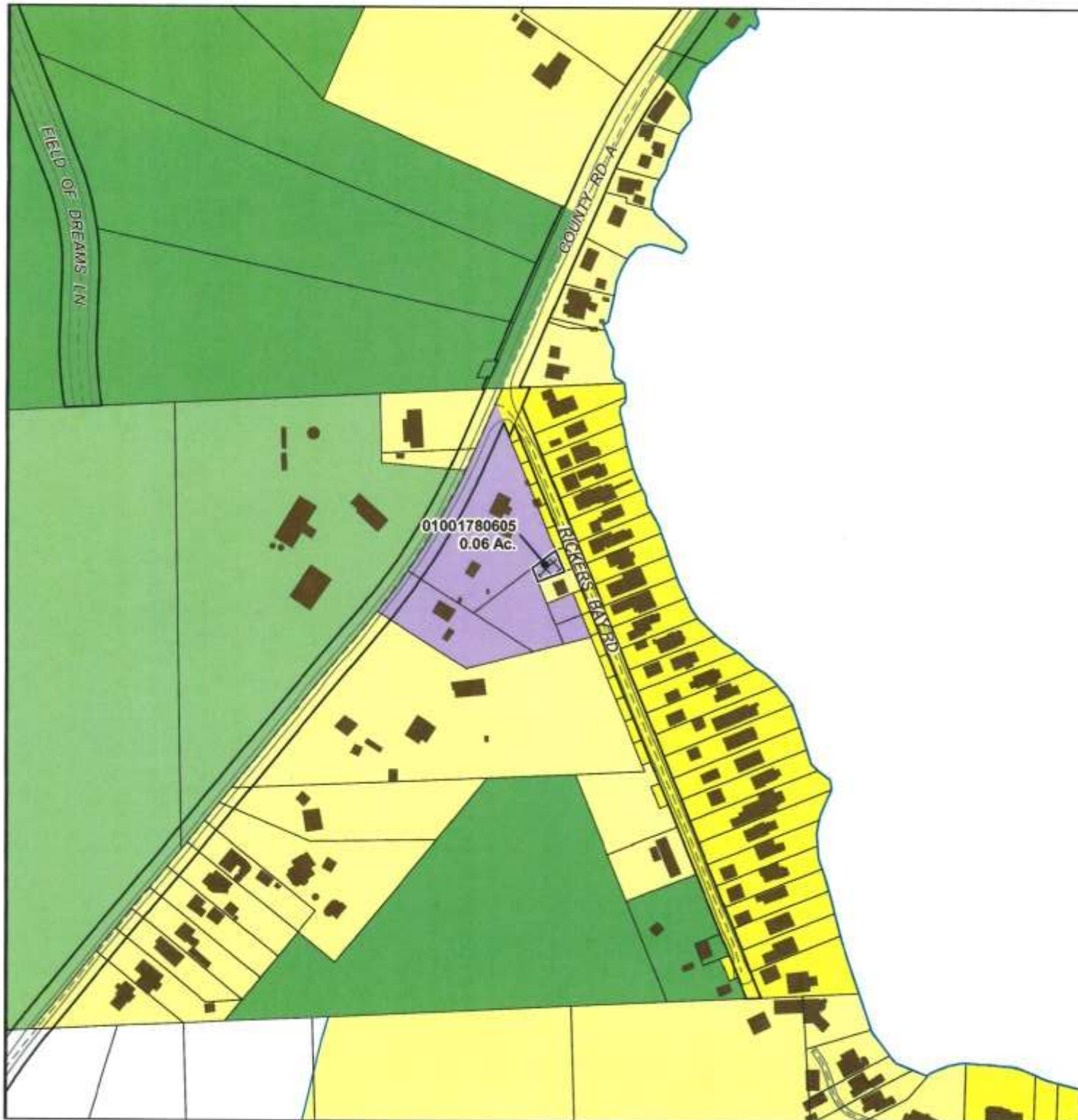
If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following 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 #17-ZC-4340

Date of Hearing:

December 20, 2017

Owner(s):

Schultz, William H., & Sheila R.

Subject Parcel(s):

01001780605



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



1 inch : 2,000 feet

Application #17-ZC-4340

Date of Hearing:

December 20, 2017

Owner(s):

Schultz, William H., & Sheila R.

Subject Parcel(s):

01001780605



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 12/20/2017

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 12/20/2017 at 6:30 p.m. in the 3rd floor Conference Room 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.:

2017-CU-4360

Applicant:

TURF LLC, THOMSON
TURF LLC, THOMSON

Agent:

KROMM, THOMAS - KROMM SURVEYING

Location of Premises:

8969 COUNTY RD II
FREMONT, WI 54940

Tax Parcel No.:

032-009602

Legal Description:

Being a part of Government Lots 1 and 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Code Reference:

23.3-2(13.03) 23.8-383 (Marina) and 23.3-2(14.02) 23.8-402 (Personal Storage Facility)

Description of Proposed Use:

Owner requesting a conditional use permit to enlarge an existing B-3 zoned parcel currently used as a marina in an effort to locate all the marina business and personal storage facility use on one larger B-3 zoned parcel. Owner has also requested a zoning map amendment from R-1 to R-2 for the south adjoining parcel under same ownership following lot lines on proposed CSM.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

R-2 Suburban Low Density Residential,
B-3 Regional Business

Code Reference:

23.3-2(13.03) 23.8-383 (Marina) and 23.3-2(14.02) 23.8-402 (Personal Storage Facility)

Description of Proposed Use:

Owner requesting a conditional use permit to enlarge an existing B-3 zoned parcel currently used as a marina in an effort to locate all the marina business and personal storage facility use on one larger B-3 zoned parcel. Owner has also requested a zoning map amendment from R-1 to R-2 for the south adjoining parcel under same ownership following lot lines on proposed CSM.

Surrounding Zoning:

North: B-3
South: R-1
East: B-2
West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe the Proposed Use:

See attached narrative.

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

See attached narrative.

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.

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Fort Fremont, Inc.

Years in operation: 48

Describe the proposed/existing use:

The existing marina use involves the display, sales, service, repair, and storage of new and used watercraft, boat motors, docks and boat lifts, powersport utility vehicles (ATV's, UTV's and snowmobiles) and trailers, including retail sales of watersport accessories and supplies. In addition, customers utilize the docks on a temporary basis to purchase fuel and supplies for their boat and recreational needs.

Hours of Operation:

Day	From	To
Monday, Tuesday, Thursday	9:00 am	6:00 pm
Wednesday and Friday	9:00 am	7:30 pm
Saturday	9:00 am	3:00 pm
Sunday	Closed	Closed

Describe how the proposed use will not have adverse effects on surrounding property: (Potential adverse impacts include but not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard, and electrical interference.)

The existing marina use should not adversely effect surrounding property in terms of compatibility for the following reasons: 1. No changes to existing hours of operation of the watercraft/power sport utility vehicle service center, and no changes to existing business activities are proposed with this application. 2. An existing densely planted row of evergreens provides a buffer between the residence located to the north and the existing marina. 3. A portion of the outdoor boat storage area is being relocated from an area of the property zoned residential to an area of the property zoned B-3 Regional Business District. As a result, a nonconforming use is eliminated and a greater separation between the outdoor storage area and residence located to the south is achieved. 4. The existing marina use is consistent with the Town/County's Comprehensive Plan which currently represents the subject parcel as business use. In addition, the existing marina will continue to provide a range of goods and services to neighborhood and regional customers and contribute to the general economy.

The existing marina use should not adversely effect the surrounding property in terms of traffic, environmental impacts, lighting, smoke, odor, glare, noise dust, vibration, and electrical interference because: 1. The existing watercraft/power sport utility vehicle service center, repair and maintenance equipment are used inside the building, thus reducing noise pollution to surrounding property. Boat service which requires engine operation will be performed in the service center area or in the Wolf River with water

running through the exhaust manifolds and ports for noise suppression. 2. Potentially hazardous materials including waste oil, oil filters, batteries and worn out parts are disposed of on a regular basis by an outside vendor in accordance with Local/State/Federal regulations. 3. The existing marina does not generate obnoxious dust or odors. 4. The existing above ground fuel tanks are placed within an appropriate sized concrete containment structure to prevent fuel from leaving the site in the event the fuel tank leaks or is filled beyond capacity. 5. No changes to existing access drives or parking is proposed at this time, therefore, traffic congestion in the public street should not occur because all vehicle maneuvers occur on the subject site and adequate space exists on site for employee and customer parking.

Number of Boat Docks

Number of Boat Docks: 5

Number of Boat Slips: 7 (not rental) used temporally by customers

Number of Employees:

Number of existing employees: 10

Number of proposed new employees: 2-4



Application #17-CU-4360

Date of Hearing:

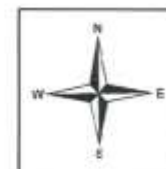
December 20, 2017

Owner(s):

Thomson Turf LLC

Subject Parcel(s):

032009601 & 032009602



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



1 inch : 2,000 feet

Application #17-CU-4360

Date of Hearing:

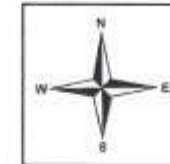
December 20, 2017

Owner(s):

Thomson Turf LLC

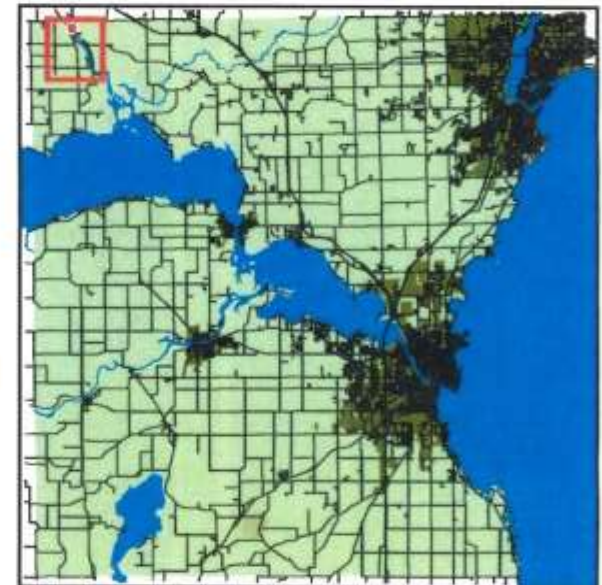
Subject Parcel(s):

032009601 & 032009602



Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 12/20/2017

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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.:
2017-ZC-4350

Applicant:
TURF LLC, THOMSON
TURF LLC, THOMSON

Agent:
KROMM, THOMAS - KROMM SURVEYING

Location of Premises:
8969 COUNTY RD II
FREMONT, WI 54940

Tax Parcel No.:
032-0096-02

Legal Description:
Being a part of Government Lots 1 and 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation:
Owner requesting a zoning map amendment to enlarge an existing B-3 zoned parcel 032-0096-01, by rezoning part of the south adjoining parcel 032-0096-02, to B-3 and the remainder from R-1 to the R-2 zoning district following the proposed CSM parcel lines.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current Zoning:

R-1 Rural Residential,

Proposed Zoning:

R-2 Suburban Low Density Residential,
B-3 Regional Business

Surrounding Zoning:

North: B-3

South: R-1

East: B-2

West: A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Residential

Describe Proposed Use(s):

Business

Describe The Essential Services For Present And Future Uses:

No changes

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

The proposed re-zoning will align more closely with the existing use and will align exactly with the certified survey map submitted for this property.

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

There will be no visual changes. The existing uses will continue.

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.

EXHIBIT "A"

PARCEL: 032-0096-02

Owner: Thomson Turf LLC

Currently Zoned R-1 – Proposed Zoning R-2 ~~and B-3~~

Being all of Lot 2 of a Certified Survey Map currently under the review process and being more particularly described as: A part of Fractional Lot 2 of Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin, containing 0.973 Acres m/l (42,400 sq. ft. m/l) of land m/l and being further described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 5;

Thence North 00°31'23" East 1460.59 feet along the East line of the Northeast Quarter of said Section 5;

Thence North 89°28'37" West 616.27 feet to the Westerly line of County Road II (fka S.T.H. 110) and being the point of beginning;

Thence South 71°34'07" West 555.00 feet to a meander line of the Wolf River and said point being North 71°34'07" East 36 feet m/l distant from the water's edge of the Wolf River;

Thence North 12°43'44" West 85.76 feet along said meander line to the terminus of said meander line and said point being North 73°22'44" East 41 feet m/l distant from the water's edge of the Wolf River;

Thence North 73°22'44" East 168.87 feet;

Thence South 13°41'53" East 15.05 feet;

Thence North 71°34'07" East 384.32 feet to the Westerly line of County Road II (fka S.T.H. 110);

Thence South 13°41'53" East 65.22 feet along said Westerly line to the Point of Beginning.

Including all those lands lying between said meander line and the water's edge of the Wolf River.

PARCEL: 032-0096-01

Owner: Thomson Turf LLC

Currently Zoned B-3 and R-1 – Proposed Zoning B-3

Being all of Lot 1 of a Certified Survey Map currently under the review process and being more particularly described as: A part of Fractional Lot 2 of Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin, containing 2.817 Acres m/l (122,700 sq. ft. m/l) of land m/l and being further described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 5;

Thence North 00°31'23" East 1460.59 feet along the East line of the Northeast Quarter of said Section 5;

Thence North 89°28'37" West 616.27 feet to the Westerly line of County Road II (fka S.T.H. 110);

Thence North 13°41'53" West 65.22 feet along the Westerly line of County Road II (fka S.T.H. 110) and being the point of beginning;

Thence South 71°34'07" West 384.32 feet;

Thence North 13°41'53" West 15.05 feet;

Thence South 73°22'44" West 168.87 feet to a meander line of the Wolf River and said point being North 73°22'44" East 41 feet m/l distant from the water's edge of the Wolf River

Thence North 12°43'44" West 194.67 feet along said meander line to the terminus of said meander line and said point being North 71°34'07" East 46 feet m/l distant from the water's edge of the Wolf River;

Thence North 71°34'07" East 550.24 feet to the Westerly line of County Road II (fka S.T.H. 110);

Thence South 13°41'53" East 214.78 feet along said Westerly line to the Point of Beginning.

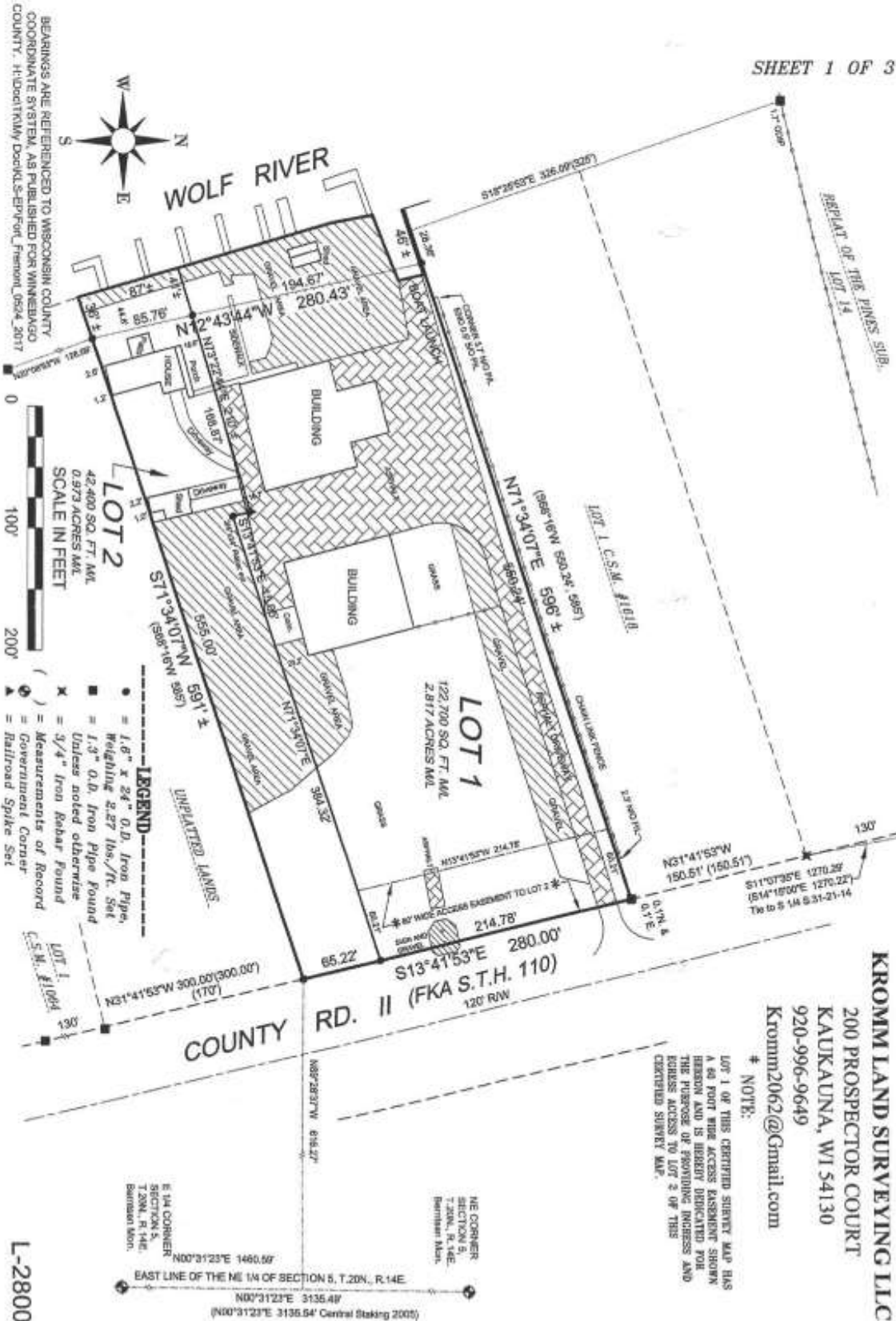
Including all those lands lying between said meander line and the water's edge of the Wolf River.

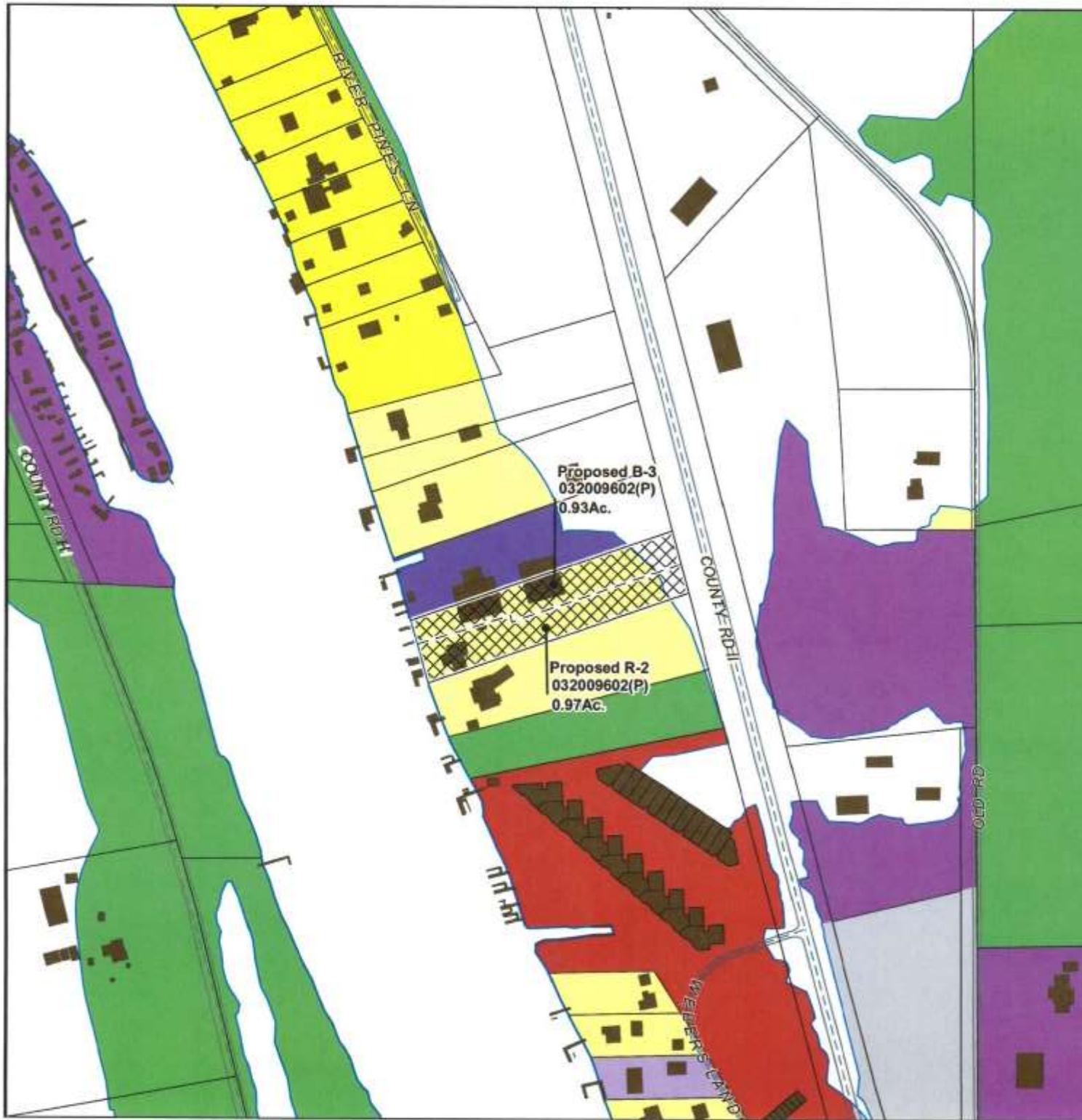
10/11/17
Revised
#5792
C. Rowe

CERTIFIED SURVEY MAP NO. _____

PART OF FRACTIONAL LOT 2 OF SECTION 5, T.20N., R.14E., IN THE TOWN OF WOLF RIVER, WINNEBAGO COUNTY, WISCONSIN.
SURVEY FOR FORT FREMONT
8969 COUNTY ROAD II
FREMONT, WI 54940

SHEET 1 OF 3





Application #17-ZC-4350

Date of Hearing:

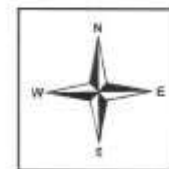
December 20, 2017

Owner(s):

Thomson Turf LLC

Subject Parcel(s):

032009602



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



1 inch : 2,000 feet

Application #17-ZC-4350

Date of Hearing:
December 20, 2017

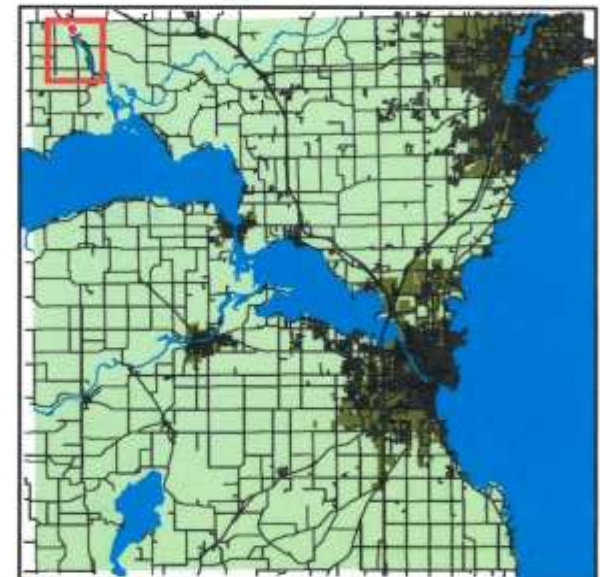
Owner(s):
Thomson Turf LLC

Subject Parcel(s):
032009602



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● = SITE



WINNEBAGO COUNTY

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NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE 12/20/2017

TO WHOM IT MAY CONCERN:

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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.:

2017-ZC-4370

Applicant:

JUNGWIRTH, JANE
JUNGWIRTH, JOHN

Agent:

None

Location of Premises:

NORTH OF 1391 LEONARD POINT RD
OSHKOSH, WI 54904

Tax Parcel No.:

002-01600201

Legal Description:

Being a part of the NE 1/4 of the NE 1/4, Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation:

Owner requesting a zoning map amendment from the R-1 to the R-2 zoning district in order to combine parcels under same ownership into one R-2 parcel.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

None

Current Zoning:

R-1 Rural Residential

Proposed Zoning:

R-2 Suburban Low Density Residential

Surrounding Zoning:

North: R-1

South: R-2

East: R-2

West: R-2;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe Present Use(s):

Single family residential.

Describe Proposed Use(s):

Single family residential. Dual zoning, combining parcels, see attached.

Describe The Essential Services For Present And Future Uses:

Existing sewer & water.

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

Use does not change.

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

Use does not change.

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.

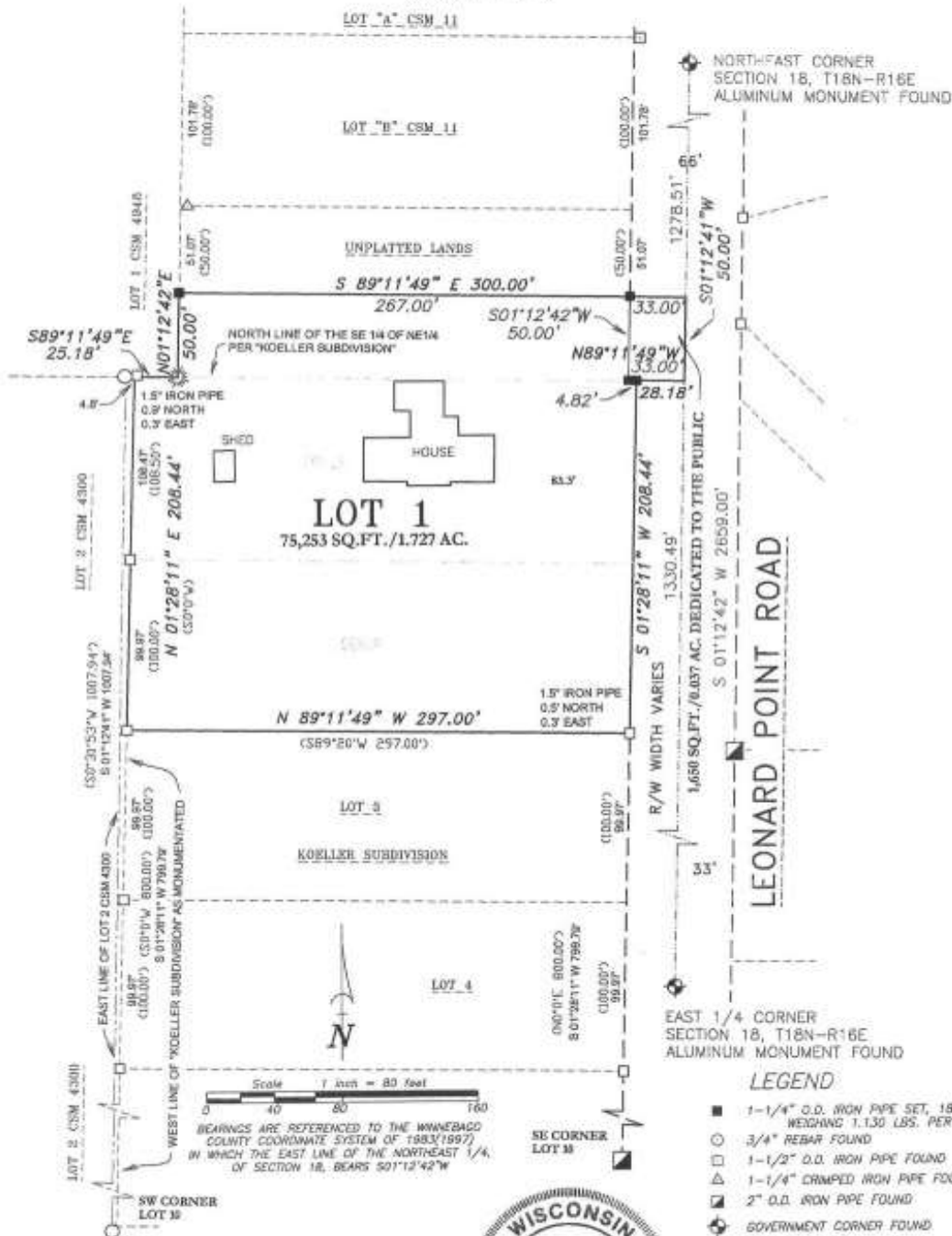
(c) Zoning map amendment initiated by the county. If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (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.

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 "KOELLER SUBDIVISION", BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
JOHN JUNGWIRTH
1391 LEONARD POINT ROAD
OSHKOSH, WI 54904



Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.8340

Planning
Environmental
Surveying
Engineering
Architecture



LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- △ 1-1/2" O.D. IRON PIPE FOUND
- 1-1/4" CRIMPED IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- ◆ GOVERNMENT CORNER FOUND
- ◇ TRIPLE CEDAR AT CORNER
- () RECORDED AS

PROJECT NO. 0-2207-001
FILE 2207001CSM SHEET 1 OF 3
This instrument was drafted by: DSL



Application #17-CU-4370

Date of Hearing:

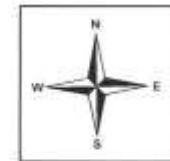
December 20, 2017

Owner(s):

JUNGWIRTH, JOHN B
JUNGWIRTH, JANE A

Subject Parcel(s):

00201600201



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

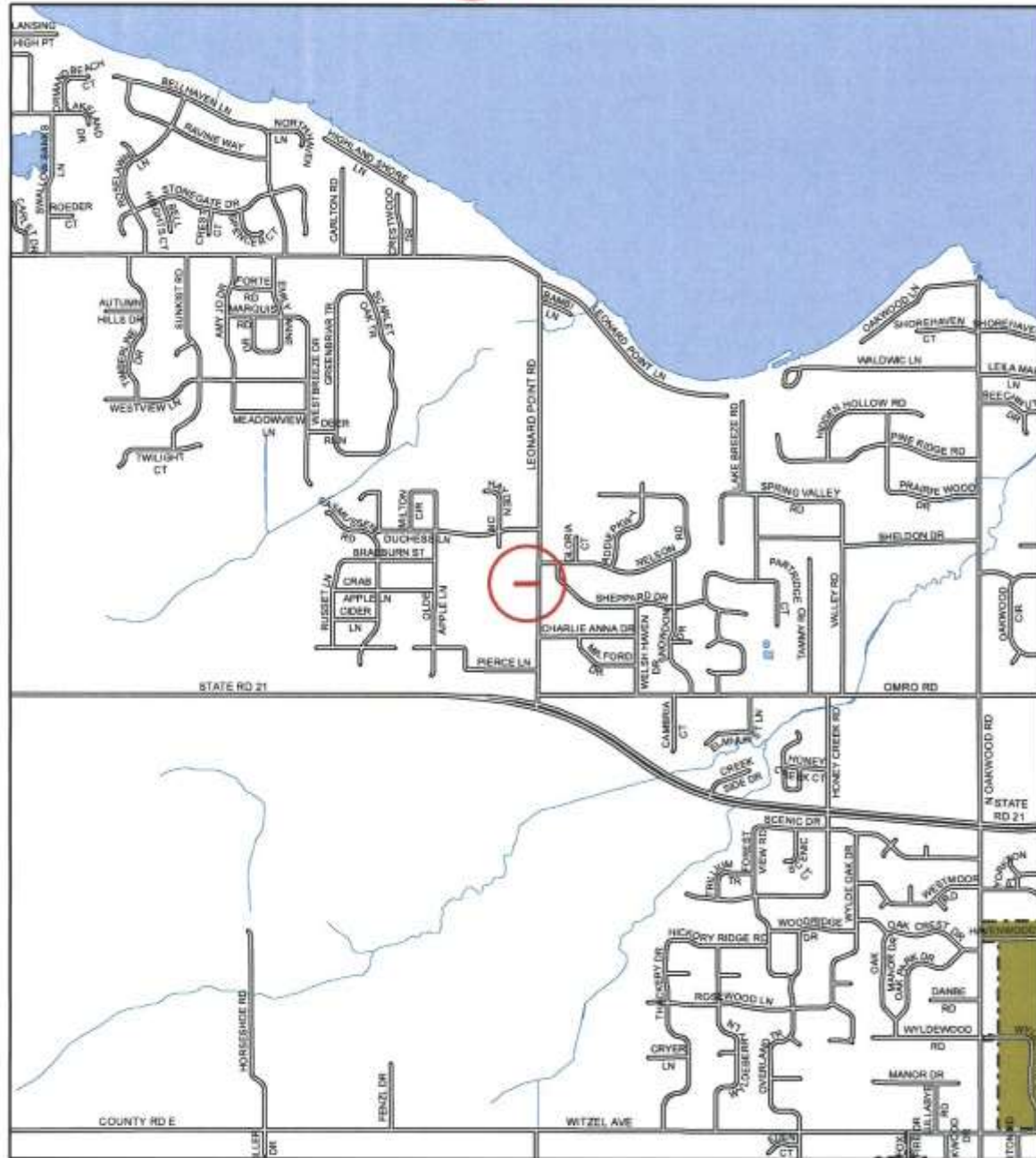
County Zoning Districts

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



1 inch : 2,000 feet

Application #17-CU-4370

Date of Hearing:

December 20, 2017

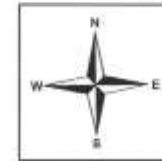
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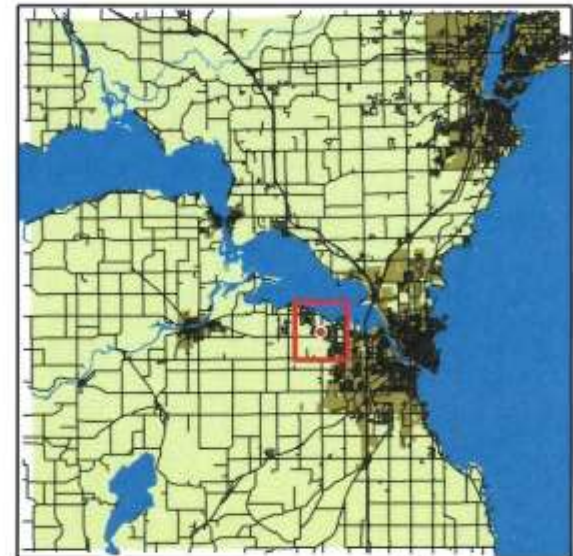
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Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY