

# Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
March 25, 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 March 25, 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-6910

**Applicant:** DOUGLAS, BRUCE

**Agent:** BIGGAR, MARK BIGGAR BY DESIGN

**Location of Premises:** 155 POPLAR CT, NEENAH

**Tax Parcel No.:** 010-0501

**Legal Description:** Being part of the Plat of Plummer's Harbor, Lots 28, 29, 30 and part of Lot 31 located in Government Lot 2, and also part of unplatted Government Lot 2, all in Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Change from R-2 (Suburban Residential) to R-1 (Rural Residential) for the creation of new parcels.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain, wetlands

**Current Zoning:** R-2 Suburban Low Density Residential

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

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

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

**Describe present use(s):** Existing single family residence changing R-2 zoning to R-1

**Describe proposed use(s):** To stay the same single family residential.

**Describe the essential services for present and future use(s):** Public sewer and well water, Poplar Ct is a private drive.

**Describe why the proposed use would be the highest and best use for the property:** It was recommended by county zoning to match the adjoining parcels of R-1 zoning.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Same.

**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.

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

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4241 AS RECORDED IN DOCUMENT NO. 1058515, ALL OF LOTS 28, 29, AND 30, PART OF LOT 31, PART OF THE RIFLE RANGE AND PART OF THE PRIVATE ROAD OF THE RECORDED PLAT OF PLUMMER'S HARBOR, LOCATED IN AND BEING PART OF GOVERNMENT LOTS 2 & 3 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL BEING LOCATED IN SECTION 3, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

**OWNER(S) OF RECORD:**

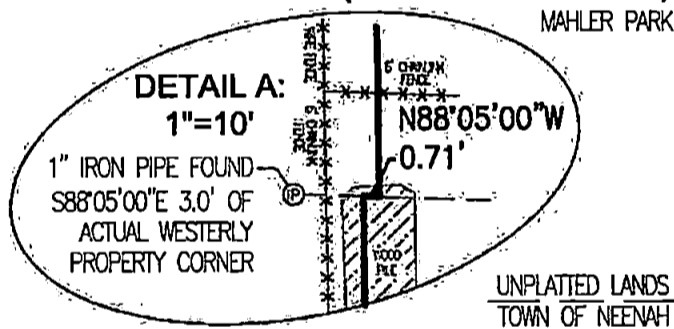
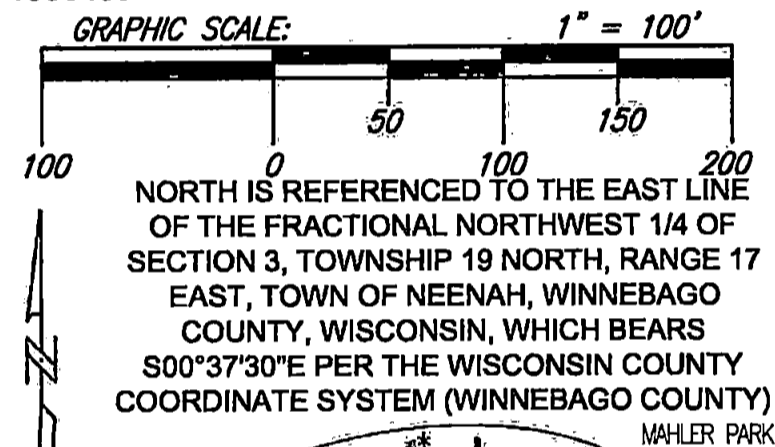
BRUCE R. DOUGLAS AND ANNE L. DOUGLAS  
JOINT REVOCABLE TRUST DATED

OCTOBER 25, 2011 **LEGEND:**

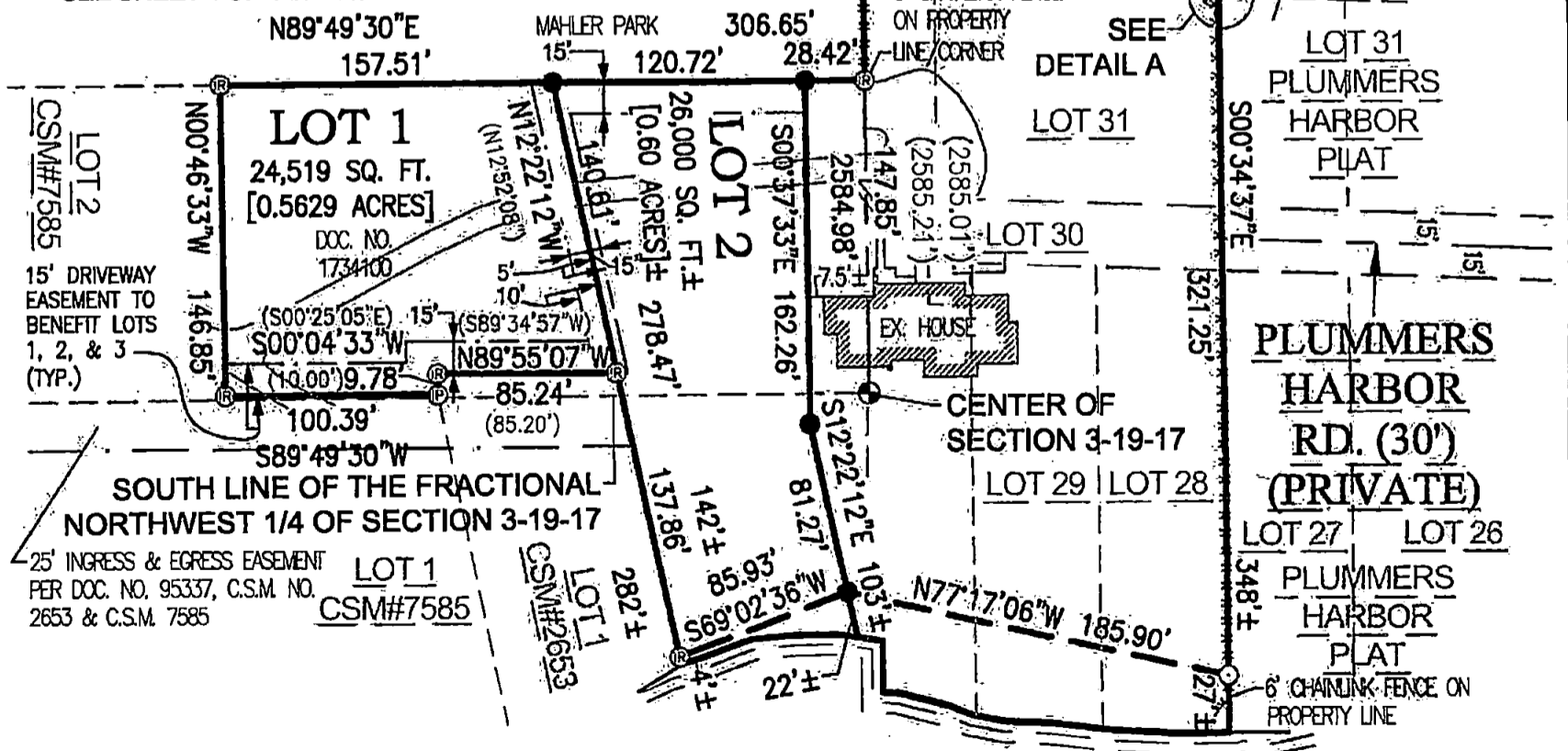
- PARCEL NO.(S):**
- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - Ⓜ = 3/4" SOLID ROUND IRON REBAR FOUND
  - Ⓢ = 1 1/2" O.D. ROUND IRON PIPE FOUND
  - Ⓞ = 2 1/2" O.D. ROUND IRON PIPE FOUND
  - ⊙ = BERNTSEN MONUMENT
  - ( ) = RECORDED AS BEARING OR DISTANCE

**DOCUMENT NO.(S):**

1935459



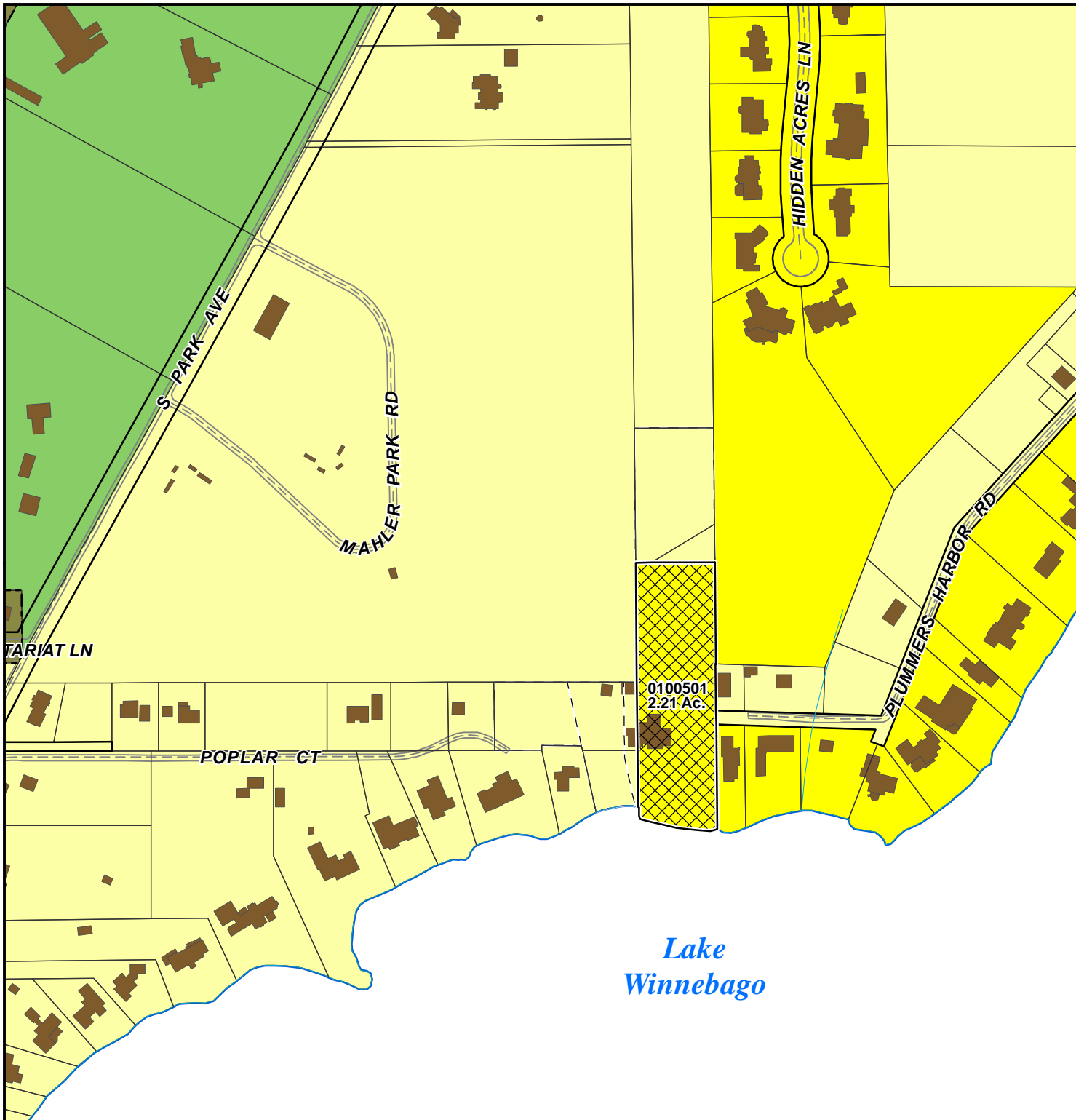
**NOTE:** SEE SHEET 4 OF 4 SHEETS FOR ADDITIONAL NOTES.



CHRISTOPHER E. PERREAU, PLS-2249 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNDALE DR., APPLETON, WI 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
PHONE: (920)731-4168

A2208.40-24 DATED: 11-5-2024  
DRAFTED BY: fnz - BTL REVISED: 1-20-2025 - NJO

**LAKE WINNEBAGO**



**Application #25-ZC-6910**

Date of Hearing:

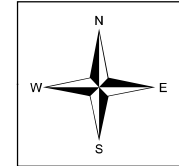
March 25, 2025

Owner(s):

DOUGLAS JT REV TST,  
BRUCE R & ANNE L

Subject Parcel(s):

0100501



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

**Application #25-ZC-6910**

Date of Hearing:

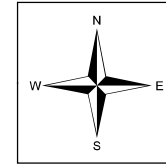
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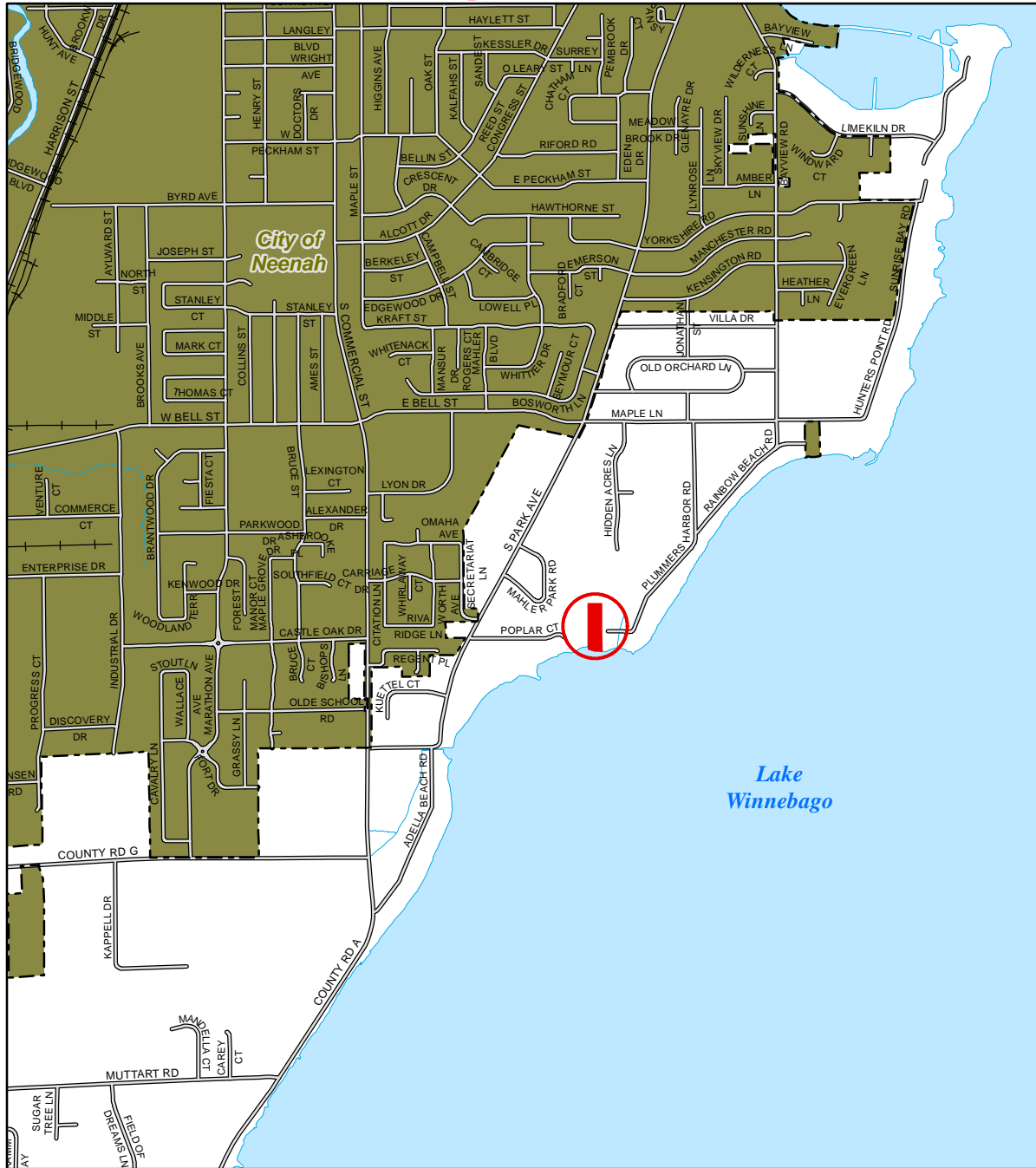
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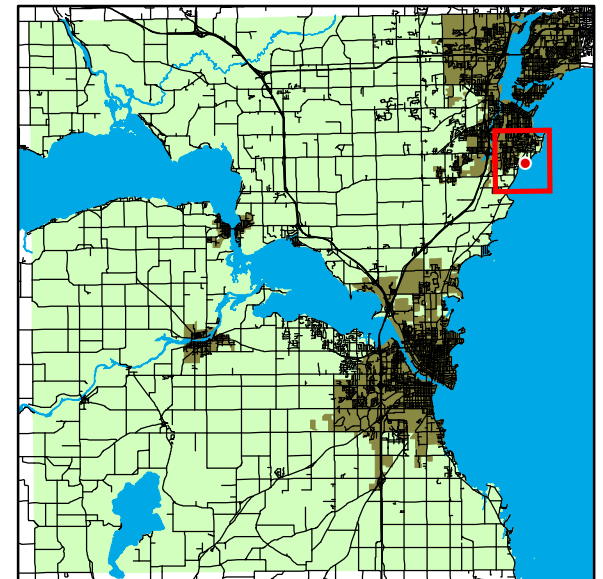
**0100501**



*Winnebago County  
WINGS Project*



● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**