

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE September 30, 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 September 30, 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://winnebagocowi.portal.civicclerk.com/>
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

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-7100

Applicant: ROSENFELDT, THOMAS/DEBORAH

Agent: REIDER, MATT CAROW LAND SURVEYING

Location of Premises: 1326 LARSEN RD, NEENAH

Tax Parcel No.: 010-03100102

Legal Description: Being all of Lot 2 of CSM-8122, located in the NE 1/4 of the NW ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture District) to R-1 (Rural Residential District) for the creation of new parcels.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Ag & Residence

Describe proposed use(s): Ag & Residence

Describe the essential services for present and future use(s): New Septic needed additional area

Describe why the proposed use would be the highest and best use for the property: Matches other residences in area

Describe the proposed use(s) compatibility with surrounding land use(s): Matches adjoining

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

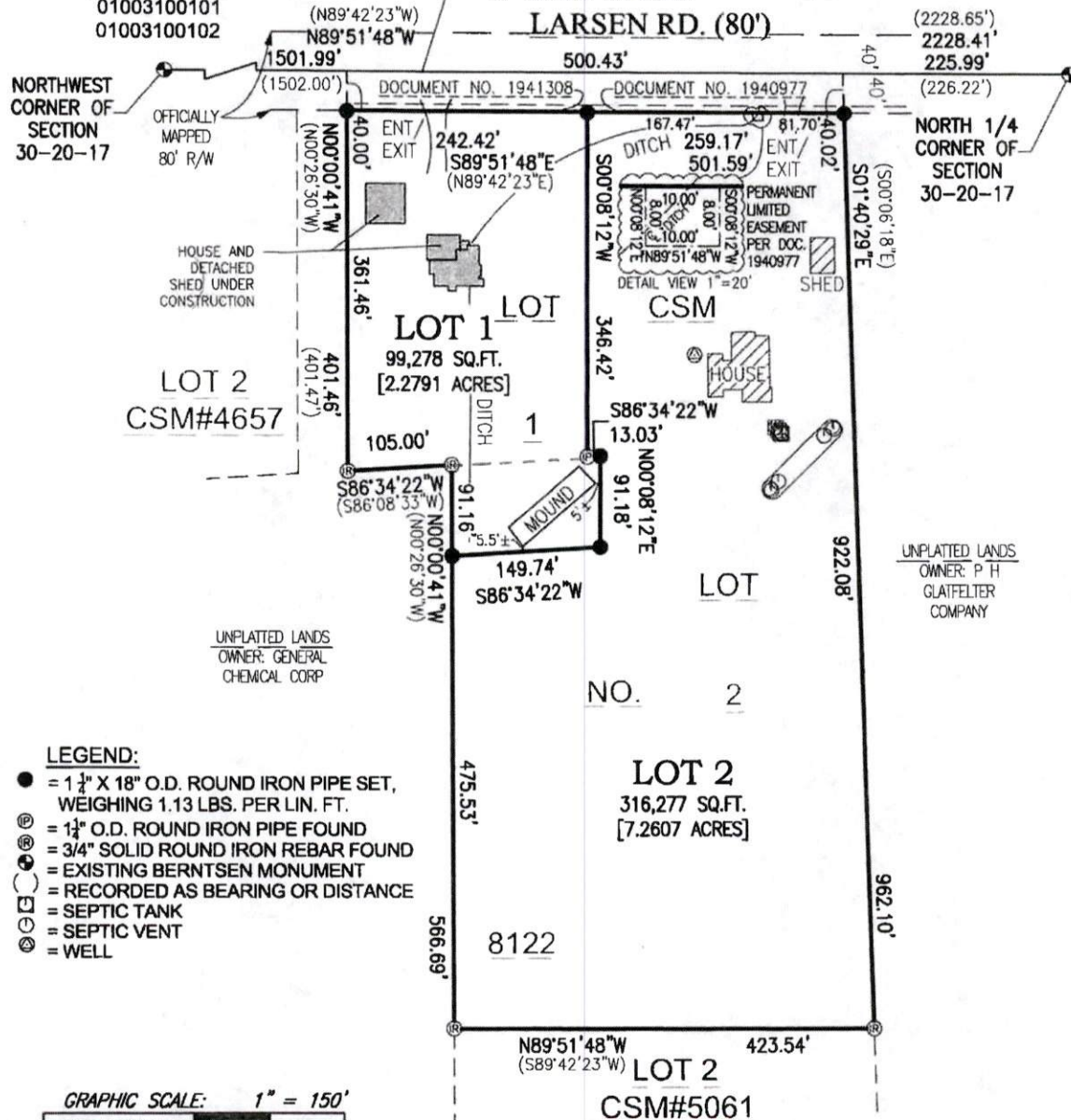
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making 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.

BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8122 AS RECORDED IN DOCUMENT NO. 1920351, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

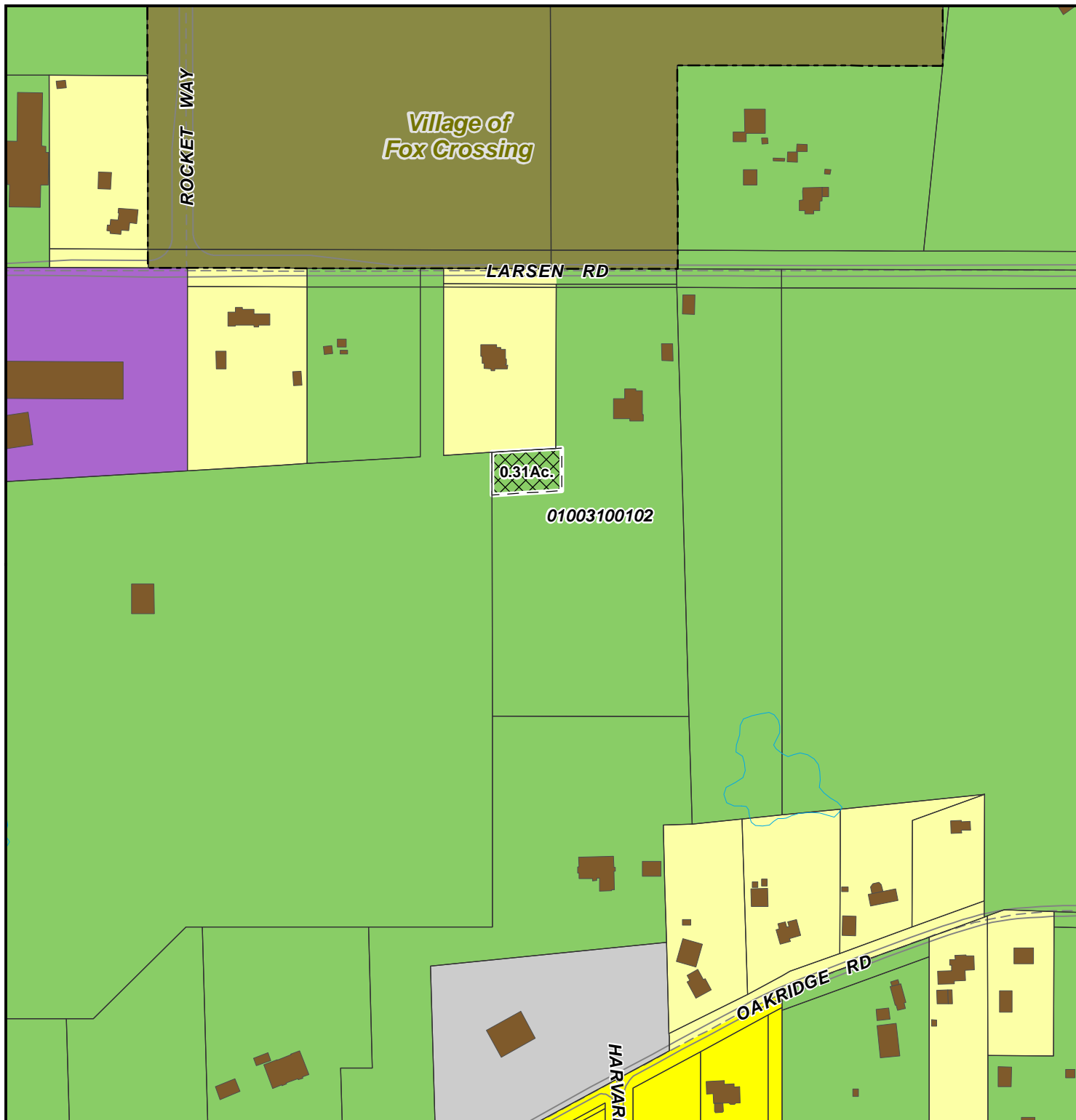
DEMPEWOLF
PARCEL NO.:
01003100101
01003100102

LARSEN RD. (80')



MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168 fnz-BTL A2306.49-24-1
DATED: 10-03-2024 REVISED: 7/23/2025 - NJO SHEET 1 OF 4 SHEETS

NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°51'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



Application #25-ZC-7100

Date of Hearing:

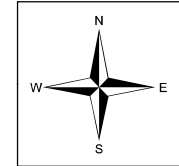
September 30, 2025

Owner(s):

ROSENFELDT LIV TST,
THOMAS W & DEBORAH A

Subject Parcel(s):

01003100102(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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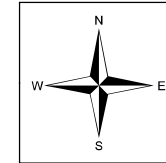
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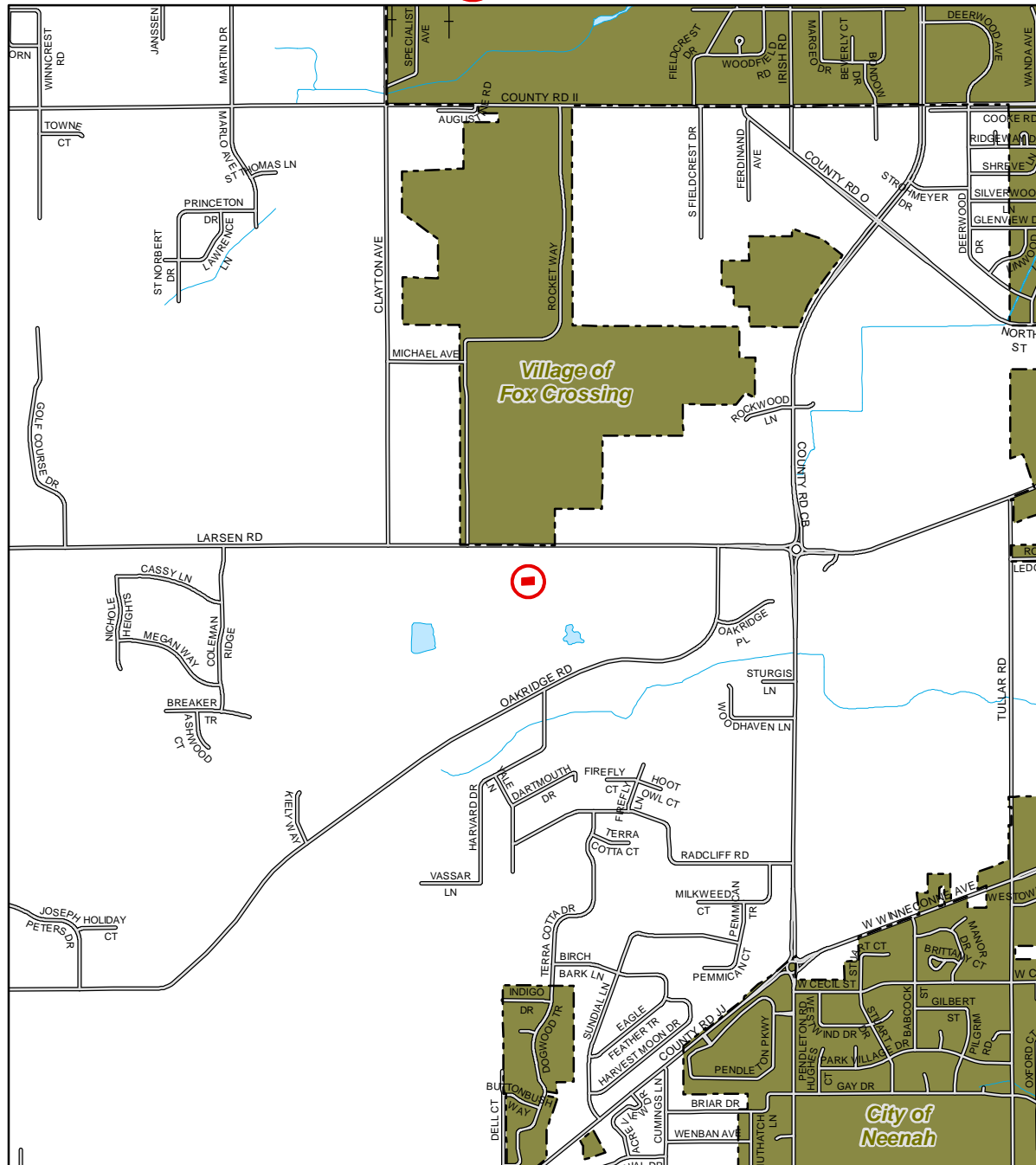
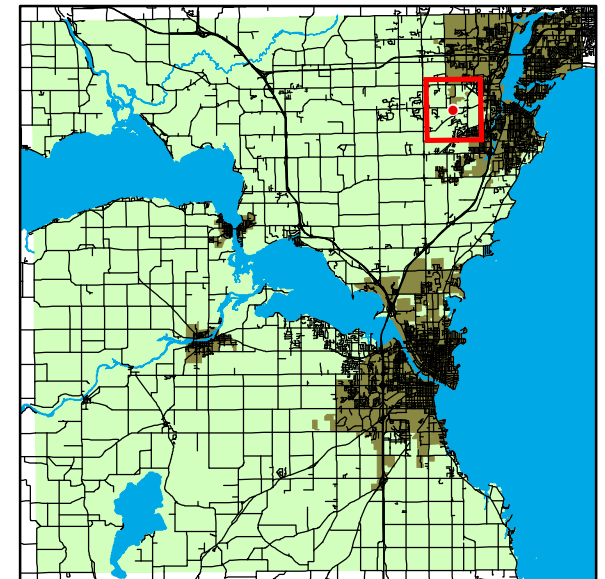
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WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY