OCONTO COUNTY
PETITION FOR ZONING AMENDMENT

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Petitioner Information

Owner:
Last Name Kobyjarczyk First Name Wesley Kelly Phone # (920) 480-2749
Address 830 School House Rd City Sobieski State & Zip WI 54171

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name ___________________ First Name ___________________ Phone # ___________________
Address ___________________ City ___________________ State & Zip ___________________

Property Information

Parcel No. 00232705643 R: ___________________

Location (Gov. Lot _____ or _____ ¼ , _____ ¼ ), Section 2-7, T27N, R20E, Town of Abrams

Subdivision (CSM - Vol. & Page __________, Lot _____ ) or (Plat Name ______________, Block _____, Lot _____)

Physical Address 5895 Main St. Abrams WI 54101 Size of Parcel to be rezoned 0.250

Zoning Information

Current Zoning District (check all that apply)
☑ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (A)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)
☐ General Commercial (GC)
☐ Neighborhood Commercial (NC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other ___________________

Proposed Zoning District (check all that apply)
☑ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (A)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)
☐ General Commercial (GC)
☐ Neighborhood Commercial (NC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other ___________________

Purpose of Rezone Petition?

☐ purpose of renting - residential

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:
☐ Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
☐ A detailed legal description of the area petitioned for zoning amendment.
☐ $400.00 application fee (payable to Oconto County Zoning)
☐ Town Recommendation Form – (Not Required for floodplain, conservancy, and certain shoreland matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

Property Owner Signature Wesley Kobyjarczyk Date 3/17/2020
Agent Signature

Remit To: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
TOWN RECOMMENDATION FORM
For Oconto County Rezone Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE OCONTO COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.334.6827.

Petitioner Information

Owner: Kobyłarczyk
Last Name: Wesley + Kelly
First Name: Sobieski
Phone #: (920) 660-2749
Address: 308 School House Rd
City: Sobieski
State & Zip: WI 54171

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name: __________________________
First Name: __________________________
Phone #: ___________________________
Address: ___________________________
Cty: __________________________
State & Zip: __________________________

Property Information

Parcel No.: 080330705543
Location: (Gov. Lot or ¼, ¼, ¼, Section 27, T 37N, R 20 E, Town of Abrams)
Subdivision: (CSM - Vol. & Page ____________, Lot ________) or (Plat Name ____________, Block ______, Lot ______)
Physical Address: 5895 Main St, Abrams WI 54101
Size of Parcel to be rezoned: 0.250

Zoning Information

Current Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service (CS)
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (AG)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)
☐ General Commercial (GC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

Proposed Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service (CS)
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (AG)
☐ Large Scale Agricultural (LA)*
☐ Restricted Commercial (RC)*
☐ General Commercial (GC)*
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district reserve petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

For Zoning Maps go to: http://oc17maps.co.oconto.wi.us/SOLO

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezone is approved?
Single Family residence / rental

What is the need for the proposed use(s)?
Unable to rent as residential due to being commercial

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153

Dean Kubiak
Is there potential for the proposed use(s) to create conflict with existing uses in the area?

**NO.**

---

**- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN -**

Are there adequate public facilities to serve the proposed land use? **Yes**  □ No

Explain:

Are the burdens on the local government for providing services for this proposal reasonable? **Yes**  □ No

Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan? **Yes**  □ No

Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? **Yes**  □ No

(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)

Explain:

Motion was made by Don Demney to recommend to the County for the approval of the Zoning for Parcel H00332705543R from General Commercial to Residential Single Family R-1.

Seconded by Debbie Wonders. Motion Carried: 3-0

---

(please attach any additional comments, minutes, or information further supporting the recommendation)

---

**Town Plan Commission**

☑ Recommends Approval  □ Recommends Denial

**Plan Commission Chairperson**

[Signature]

Date: **3-10-2020**

---

**Town Board**

☑ Recommends Approval  □ Recommends Denial

**Town Clerk**

[Signature]

Date: **3-17-2020**
OCONTO COUNTY
PETITION FOR ZONING AMENDMENT

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Petitioner Information

Owner:
Last Name Winter
First Name Daniel and Melissa
Phone # 920-826-5745

Address 4987 Geano Beach Road
City Little Suamico
State & Zip WI 54141

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name Shallow
First Name Paul
Phone # 834-5225

Address
City
State & Zip

Property Information

Parcel No. 034 - 050600111

Location (Gov. Lot or NE ¼, NE ¼), Section 6, T 26 N, R 21 E, Town of Pensaukee

Subdivision (CSM - Vol. & Page , Lot ) or (Plat Name , Block , Lot )

Physical Address Size of Parcel to be rezoned 3.223 acres

Zoning Information

Current Zoning District (check all that apply)

☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
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☐ General Commercial (GC)
☐ Neighborhood Commercial (NC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

Proposed Zoning District (check all that apply)

☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
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☐ Restricted Commercial (RC)*
☐ General Commercial (GC)*
☐ Neighborhood Commercial (NC)*
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

Purpose of Rezone Petition? Daughter is building a new home and needs lot separated from rest of farm land

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezoning petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:

☒ Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
☒ A detailed legal description of the area petitioned for zoning amendment.
☒ $400.00 application fee (payable to Oconto County Zoning)
☒ Town Recommendation Form – (Not Required for floodplain, conservancy, and certain shoreland matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

Property Owner Signature [Signature] Date 3/10/2020

Agent Signature
Date

Remit To: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
# TOWN RECOMMENDATION FORM

**For Oconto County Rezone Application**

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE OCONTO COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.834.6827.

## Petitioner Information

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Petitioner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Name</td>
<td>Winter</td>
</tr>
<tr>
<td>First Name</td>
<td>Daniel and Melissa</td>
</tr>
<tr>
<td>Address</td>
<td>4987 Geano Beach Road</td>
</tr>
<tr>
<td>City</td>
<td>Little Suamico</td>
</tr>
<tr>
<td>State &amp; Zip</td>
<td>WI 54141</td>
</tr>
<tr>
<td>Phone #</td>
<td>920-826-5745</td>
</tr>
</tbody>
</table>

If you wish to appoint an agent to speak at the hearing, please complete the following:

<table>
<thead>
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<th>Agent:</th>
<th></th>
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<tr>
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<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>State &amp; Zip</td>
<td></td>
</tr>
</tbody>
</table>

## Property Information

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<tr>
<th>Parcel No.</th>
<th>034 - 050600111</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>(Gov. Lot _____ or NE ¼, NE ¼), Section _____, T. 26 N, R. 21 E, Town of Pensaukee</td>
</tr>
<tr>
<td>Subdivision</td>
<td>(CSM - Vol. &amp; Page _____, Lot _____) or (Plat Name _____, Block _____, Lot _____)</td>
</tr>
<tr>
<td>Physical Address</td>
<td></td>
</tr>
<tr>
<td>Size of Parcel to be rezoned</td>
<td>3.223 acres</td>
</tr>
</tbody>
</table>

## Zoning Information

### Current Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Light Industrial (LI)
- Industrial (I)
- Other

### Proposed Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)*
- Restricted Commercial (RC)*
- General Commercial (GC)*
- Light Industrial (LI)
- Industrial (I)
- Other

*The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and Information received during the public hearing.*

For Zoning Maps go to: [http://ocmaps.co.oconto.wi.us/SOLO/](http://ocmaps.co.oconto.wi.us/SOLO/)

---

**THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT**

What will be the proposed use(s) of the parcel if the rezone is approved?
- New building site

What is the need for the proposed use(s)?
- Daughter is building a new home and needs lot separated from rest of farm land

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153

Page 1 of 2
Is there potential for the proposed use(s) to create conflict with existing uses in the area?
No. There are other homes in this area.

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN -

Are there adequate public facilities to serve the proposed land use?  □ Yes  □ No
Explain:

Are the burdens on the local government for providing services for this proposal reasonable?  □ Yes  □ No
Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan?  □ Yes  □ No
Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan?  □ Yes  □ No
(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)
Explain:

(Please attach any additional comments, minutes, or information further supporting the recommendation)

Town Plan Commission
☒ Recommends Approval  ☐ Recommends Denial

[Signature]  Date: 3-2-2020
Plan Commission Chairperson

Town Board
☐ Recommends Approval  ☐ Recommends Denial

[Signature]  Date: 3/10/2020
Town Clerk

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
CERTIFIED SURVEY MAP NO.

SHALLOW LLC
SURVEYING
Professional Wisconsin Land Surveyor

PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 21 EAST, TOWN OF PENSACK, OCONTO COUNTY, WISCONSIN.

LOT 1
3.223 ACRES
(140,373 SQ FT)
TO THE RIGHT OF WAY

FRACTIONAL
NE 1/4 - NE 1/4

VOL 1538 - PG 560

© EXISTING OCONTO COUNTY MONUMENT AS SHOWN

© SET 1" x 18" IRON PIPE weighing 1.68 lbs./lin. ft.

SHEET ONE OF THREE
OCONTO COUNTY
PETITION FOR ZONING AMENDMENT

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Petitioner Information

Owner:
Last Name WOOD
First Name RICHARD/DEB
Phone # 920-737-2766
Address 4998 HWY 22
City LENAVA
State & Zip WI 54139

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name
First Name
Phone #
Address
City
State & Zip

Property Information

Parcel No. 0402429007132

Location (Gov. Lot __ or ___, ___, ___), Section 24, T.28 N, R.20 E, Town of STILES

Subdivision (CSM - Vol. & Page ____, Lot ____ ) or (Plat Name ___________, Block ____, Lot ____)

Physical Address 4998 HWY 22 LENAVA WI 54139
Size of Parcel to be rezoned 12.6

Zoning Information

Current Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Light Industrial (LI)
- Industrial (I)
- Other

Proposed Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Light Industrial (LI)
- Industrial (I)
- Other

Purpose of Rezone Request: CAMP GROUND

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezoning petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:
- Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
- A detailed legal description of the area petitioned for zoning amendment.
- $400.00 application fee (payable to Oconto County Zoning)
- Town Recommendation Form – (Not Required for floodplain, conservancy, and certain shoreland matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

Property Owner Signature WOOD
Date 1/1/2020

Agent Signature
Date

Remit To: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
TOWN RECOMMENDATION FORM
For Oconto County Rezone Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE OCONTO COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.834.6027.

Petitioner Information

Owner:
Last Name  WOOD  First Name  RICHARD/DEBI  Phone #  920-734-7766
Address  4998 HWY 22  City  LEWA  State & Zip  WI, 54139

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name  ___________________________  First Name  ___________________________  Phone #  ___________________________
Address  ___________________________  City  ___________________________  State & Zip  ___________________________

Property Information

Parcel No.  0403424007132  ___________________________
Location  (Gov. Lot ___ or ____ 1/4, ____ 1/4), Section 24, T.28N, R.20E, Town of STILES
Subdivision (CSM - Vol. & Page ________, Lot _____) or (Plat Name ________, Block _____, Lot _____)

Physical Address  4998 HWY 22 LEWA, WI, 54139  Size of Parcel to be rezoned ________

Zoning Information

Current Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service (CS)
☐ Park and Recreation (P-R)
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☐ Agricultural (AG)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)
☐ General Commercial (GC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other ________

Proposed Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service (CS)
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (AG)
☐ Large Scale Agricultural (LA)*
☐ Restricted Commercial (RC)*
☐ General Commercial (GC)*
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other ________

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district zoned petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

For Zoning Maps go to: http://oc17maps.co.oconto.wi.us/SoLo

THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezone is approved?
CAMP GROUND

What is the need for the proposed use(s)?
TO PROVIDE MORE SITES FOR CAMPING IN OCONTO COUNTY

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54133
Is there potential for the proposed use(s) to create conflict with existing uses in the area?

NO

THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN:

Are there adequate public facilities to serve the proposed land use? ☑ Yes  □ No
Explain:

Are the burdens on the local government for providing services for this proposal reasonable? ☑ Yes  □ No
Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan? ☑ Yes  □ No
Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? ☑ Yes  □ No
(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)
Explain:

(Please attach any additional comments, minutes, or information further supporting the recommendation)

Town Plan Commission
☑ Recommends Approval  □ Recommends Denial
Joel Schmitz
Plan Commission Chairperson  Date: 3/17/2020

Town Board
☑ Recommends Approval  □ Recommends Denial
Marilyn A. Magness  Date: 3/17/20

Town Clerk

Remit along with application to: Oconto County Planning & Zoning - 301 Washington St - Oconto WI 54153
PROPERTY OF RICHARD & DEBI WOOD
SECTION 24, T28N, R20E, TOWN OF STILES
PART OF THE NW 1/4 OF THE NE 1/4, AND

±12.6 ACRES

Preliminary

GRAPHIC SCALE
1 inch = 100 ft.
# OCONTO COUNTY

## PETITION FOR ZONING AMENDMENT

**Note:** In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

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<td>Address</td>
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If you wish to appoint an agent to speak at the hearing, please complete the following:

| Agent: |
| Last Name |  | First Name |  | Phone # |  |
| Address |  | City |  | State & Zip |  |

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</tr>
<tr>
<td><strong>Subdivision</strong> (CSM - Vol. &amp; Page __________, Lot _____) or (Plat Name __________, Block _____, Lot _____)</td>
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<td>Res. Single Family (R-1)</td>
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<td><strong>Other</strong></td>
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</table>

**Purpose of Rezone Petition:** Parcel is to be combined with 20 acres of land to the west

*The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezoning petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.*

The following items must be enclosed in order for the petition to be processed:

- Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
- A detailed legal description of the area petitioned for zoning amendment.
- **$400.00 application fee** (payable to Oconto County Zoning)
- Town Recommendation Form — (Not Required for floodplain, conservancy, and certain shoreland matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

**Property Owner Signature**  
**Agent Signature**

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>3-13-20</td>
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</tbody>
</table>

**Remit To:** Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
# TOWN RECOMMENDATION FORM

For Oconto County Rezone Application

**Petitioner Information**

<table>
<thead>
<tr>
<th>Owner:</th>
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</thead>
<tbody>
<tr>
<td>Last Name</td>
<td>Wicinski</td>
</tr>
<tr>
<td>First Name</td>
<td>Gerald</td>
</tr>
<tr>
<td>Phone #</td>
<td>920-834-2593</td>
</tr>
<tr>
<td>Address</td>
<td>5943 Baenen Lane</td>
</tr>
<tr>
<td>City</td>
<td>Lena</td>
</tr>
<tr>
<td>State &amp; Zip</td>
<td>WI 54139</td>
</tr>
</tbody>
</table>

If you wish to appoint an agent to speak at the hearing, please complete the following:

**Agent:**

<table>
<thead>
<tr>
<th>Last Name</th>
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<tbody>
<tr>
<td>First Name</td>
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<td>Phone #</td>
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<td>State &amp; Zip</td>
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**Property Information**

| Parcel No. | 040 - 2727035435 |
| Location | (Gov. Lot _____ or SW ¼, SE ¼), Section 27, T. 28 N, R. 20 E, Town of Stiles |

Subdivision (CSM - Vol. & Page , Lot ) or (Plat Name , Block , Lot )

| Physical Address | 5943 Baenen Lane |
| Size of Parcel to be rezoned | 0.95 ac. |

**Zoning Information**

**Current Zoning District** (check all that apply)

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Light Industrial (LI)
- Industrial (I)
- Other

**Proposed Zoning District** (check all that apply)

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)*
- Restricted Commercial (RC)*
- General Commercial (GC)*
- Light Industrial (LI)
- Industrial (I)
- Other

*The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing. For Zoning Maps go to: [http://ocmaps.co.oconto.wi.us/SOLO/](http://ocmaps.co.oconto.wi.us/SOLO/)

**- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -**

What will be the proposed use(s) of the parcel if the rezone is approved?

Parcel is to be combined with 20 acres of land to the west and therefor needs to be zoned the same

What is the need for the proposed use(s)?

Land to the west is going to be split into 2 sites over 10 acres in size for the purpose of a new building

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
Is there potential for the proposed use(s) to create conflict with existing uses in the area?
No. All land is owned by the same people who are just re-configuring the shape and splitting into 2 parts.

THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN -

Are there adequate public facilities to serve the proposed land use? ☑ Yes ☐ No
Explain:

Are the burdens on the local government for providing services for this proposal reasonable? ☑ Yes ☐ No
Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan? ☑ Yes ☐ No
Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? ☑ Yes ☐ No
(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)
Explain:

(Please attach any additional comments, minutes, or information further supporting the recommendation)

Town Plan Commission
☑ Recommends Approval ☐ Recommends Denial

[Signature]
Plan Commission Chairperson
Date: 2/17/2020

Town Board
☑ Recommends Approval ☐ Recommends Denial

[Signature]
Town Clerk
Date: 3/10/20

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
OCONTO COUNTY
PETITION FOR ZONING AMENDMENT

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Petitioner Information

Owner: magnin          First Name: Terry          Phone #: 920-604-2076

Address: 8289 Cty F          City: oconto falls          State & Zip: 54154

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent:

Last Name: First Name: Phone #:

Address: City: State & Zip:

Property Information

Parcel No.: 032 - 131302341

Location: (Gov. Lot or NE ¼, SE ¼), Section 13, T28N, R19E, Town of Oconto Falls

Subdivision (CSM - Vol. & Page, Lot) or (Plat Name, Block, Lot)

Physical Address: 8289 County Road F

Size of Parcel to be rezoned:

Zoning Information

Current Zoning District (check all that apply):
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Light Industrial (LI)
- Industrial (I)
- Other

Proposed Zoning District (check all that apply):
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)*
- General Commercial (GC)*
- Neighborhood Commercial (NC)*
- Light Industrial (LI)
- Industrial (I)
- Other

Purpose of Rezone Petition: TO MAKE ALL ZONING THE SAME ON ENTIRE PARCEL

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:
- Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
- A detailed legal description of the area petitioned for zoning change.
- $400.00 application fee (payable to Oconto County Zoning)
- Town Recommendation Form – (Not Required for floodplain, conservancy, and certain shoreline matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

Property Owner Signature: Date: 3/11/2020

Agent Signature: Date: 

Remit To: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
TOWN RECOMMENDATION FORM
For Oconto County Rezone Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE Oconto COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.834.6827.

Petitioner Information

Owner:
Last Name Magnin
First Name Terry
Phone #
Address 8289 County Road I
City Oconto Falls
State & Zip WI 54154

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name
First Name
Phone #
Address
City
State & Zip

Property Information

Parcel No. 032 - 131302341
Location (Gov. Lot___ or NE ¼, SE ¼), Section___, T.28 N, R.19 E, Town of Oconto Falls
Subdivision (CSM - Vol. & Page_______, Lot_____) or (Plat Name__________, Block______, Lot______)
Physical Address 8289 County Road I
Size of Parcel to be rezoned 2.238 acres

Zoning Information

Current Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Light Industrial (LI)
- Industrial (I)
- Other

Proposed Zoning District (check all that apply)
- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
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- Light Industrial (LI)
- Industrial (I)
- Other

*The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

For Zoning Maps go to: http://ocmaps.co.oconto.wi.us/SOLO/

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezone is approved?
Same use. Part used for home and residential living, part is cultivated farm field and trees

What is the need for the proposed use(s)?

Current property has 2 zonings because it was purchased at separate times. Need to make all zoning the same to bring into compliance with Oconto County regulations

Submit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153

Page 1 of 2
Is there potential for the proposed use(s) to create conflict with existing uses in the area?
No. The uses will remain the same. Just bringing all land into compliance with zoning regulations.

-THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN-

Are there adequate public facilities to serve the proposed land use?  ■ Yes □ No
Explain:

Are the burdens on the local government for providing services for this proposal reasonable?  ■ Yes □ No
Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan?  ■ Yes □ No
Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan?  ■ Yes □ No
(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)
Explain:

(Please attach any additional comments, minutes, or information further supporting the recommendation)

**Town Plan Commission**
☒ Recommends Approval  ■ Recommends Denial

[Signature]
Plan Commission Chairperson

Date: 2-25-2020

**Town Board**
☒ Recommends Approval  ■ Recommends Denial

[Signature]
Town Clerk

Date: 3-9-2020

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. Oconto County parcel maps are for tax and real property listing purposes only and do NOT represent a survey. The tax parcel maps are compiled from official records, including survey plats and deeds, but only contain the information required for Oconto County business. You should always use the original recorded documents for legal or survey information.
OCONTO COUNTY
PETITION FOR ZONING AMENDMENT

Note: in order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Owner:          Petitioner Information
Last Name  Konop                  First Name  Dale                 Phone #  920-373-1719
Address  601 N Main St                  City  Oconto Falls              State & Zip  54154

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:        
Last Name  ______________________                  First Name  ______________________                 Phone #  ____________________
Address  ______________________                  City  ______________________                  State & Zip  ______________________

Property Information
Parcel No.  038-11106023B
Location  (Gov. Lot _____ or _____ ¼, _____ ¼), Section 11, T. 29N, R. 19E, Town of  Spruce
Subdivision (CSM - Vol. & Page ________, Lot ____ ) or (Plat Name ____________, Block ______, Lot _____)
Physical Address  9106 County Road B

Zoning Information

Current Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (A)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)
☐ General Commercial (GC)
☐ Neighborhood Commercial (NC)
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

Proposed Zoning District (check all that apply)
☐ Residential Single Family (R-1)
☐ Residential Multiple Family (R-2)
☐ Mobile Home Park (R-3)
☐ Community Service
☐ Park and Recreation (P-R)
☐ Forest (F)
☐ Rural Residential (RR)
☐ Agricultural (A)
☐ Large Scale Agricultural (LA)
☐ Restricted Commercial (RC)*
☐ General Commercial (GC)*
☐ Neighborhood Commercial (NC)*
☐ Light Industrial (LI)
☐ Industrial (I)
☐ Other

Purpose of Rezone Petition?
* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district zoning petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:
✓ Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
✓ A detailed legal description of the area petitioned for zoning amendment.
✓ $400.00 application fee (payable to Oconto County Zoning)
✓ Town Recommendation Form – (Not Required for floodplain, conservancy, and certain shoreline matters)

I certify that all information provided in this application is true and accurate. Property owner signature is required agent signature if applicable.
Property Owner Signature  Dale Konop Date  1/19/20
Agent Signature                      Date

Remit To: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
TOWN RECOMMENDATION FORM
For Oconto County Rezone Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE OCONTO COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.834.6827.

Petitioner Information

Owner:
Last Name  Kano
First Name  Dale
Address  215 Ridge Rd
City  Oconto Falls
Phone #  920-313-1919
State & Zip  WI 54132

If you wish to appoint an agent to speak at the hearing, please complete the following:
Agent:
Last Name  
First Name  
Phone #  
Address  
City  
State & Zip  

Property Information

Parcel No  03B 111-01D 23B
Location  (Gov. Lot __ or __%, __, __%), Section 11, T29N, R19E, Town of Spruce
Subdivision (CSM - Vol. & Page __________, Lot ___) or (Plat Name __________, Block ___, Lot ___)
Physical Address  
Size of Parcel to be rezoned  

Current Zoning District (check all that apply)

[ ] Residential Single Family (R-1)
[ ] Residential Multiple Family (R-2)
[ ] Mobile Home Park (R-3)
[ ] Community Service (CS)
[ ] Park and Recreation (P-R)
[ ] Forest (F)
[ ] Rural Residential (RR)
[ ] Agricultural (AG)
[ ] Large Scale Agricultural (LA)
[ ] Restricted Commercial (RC)
[ ] General Commercial (GC)
[ ] Light Industrial (LI)
[ ] Industrial (I)
[ ] Other  

Proposed Zoning District (check all that apply)

[ ] Residential Single Family (R-1)
[ ] Residential Multiple Family (R-2)
[ ] Mobile Home Park (R-3)
[ ] Community Service (CS)
[ ] Park and Recreation (P-R)
[ ] Forest (F)
[ ] Rural Residential (RR)
[ ] Agricultural (AG)
[ ] Large Scale Agricultural (LA)  
[ ] Restricted Commercial (RC)  
[ ] General Commercial (GC)  
[ ] Light Industrial (LI) 
[ ] Industrial (I)  
[ ] Other  

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezoning petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and Information received during the public hearing.

For Zoning Maps go to: http://solo.co.oconto.wi.us/ocontoco/

THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT

What will be the proposed use(s) of the parcel if the rezone is approved?

Storage, sign hanger, very minimal onsite work, no change other than signs etc.

What is the need for the proposed use(s)? Advertising on building so people know who to call for work

Remit along with application to: Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
Is there potential for the proposed use(s) to create conflict with existing uses in the area?

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN -

Are there adequate public facilities to serve the proposed land use? ☑ Yes ☐ No
Explain: Access to County Hwy
Access to Utilities

Are the burdens on the local government for providing services for this proposal reasonable? ☑ Yes ☐ No
Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan? ☑ Yes ☐ No
Explain: Not changing anything with landscape of Town

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? ☑ Yes ☐ No
(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)
Explain:
See Highlighted Pages Attached

(Please attach any additional comments, minutes, or information further supporting the recommendation)

Town Plan Commission
[☑] Recommends Approval  [☐] Recommends Denial

[Signature]
Plan Commission Chairperson
Date: 12-8-15

Town Board
[☑] Recommends Approval  [☐] Recommends Denial

[Signature]  [Signature]
Town Clerk  Town Chairman
Date: 12-8-15  2-12-20

Remit along with application for Oconto County Planning & Zoning – 301 Washington St – Oconto WI 54153
SHALLOW
LLC
SURVEYING
Registered Wisconsin Land Surveyor

PLAT OF SURVEY

Part of the Southwest quarter of the Northwest quarter of Section 11, Township 28 North, Range 19 East, Town of Spruce, Oconto County, Wisconsin.

The bearings and section coordinates are referenced to the Oconto County Township System and Oconto County Ranges. The south line of the NW ¼ of Section 11 is true N 49°58'49" W.

Paul R. Shallow, Registered Land Surveyor, do hereby certify that by the order and under the direction of Oconto County, county, I have surveyed and mapped part of the Southwest quarter of the Northwest quarter of Section 11, Township 28 North, Range 19 East, Town of Spruce, Oconto County, Wisconsin.

I, further certify that the herein map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of chapter 220 of Wisconsin statutes in the surveying and mapping of the same to the best of my knowledge and belief.

Dated the 21st day of July, 2014.

Paul R. Shallow, PLS 2792
Shallow Surveying LLC