

PETITION FOR
ZONING CHANGE/AMENDMENT

TO: Town of Oshkosh Board
1076 Cozy Lane
Oshkosh, WI 54901

The undersigned owner(s) of the property herein described petitions your honorable body for an amendment to the Town of Oshkosh Zoning Ordinance and Map to effect a change in the Zoning Classification of real estate in the Town of Oshkosh, Winnebago County, Wisconsin, more particularly described in summary as follows, to-wit:

From/existing A-2 zoning district to Park and Recreation zoning district
per Certified Survey Map Number Pending.

Location of property by address/parcel number: 0180376, 0180398, 0180402

The land described above will be used for: Running Trails, Farmland and single home site
if the amendment is adopted.

Dated this 24 day of November, 20 21

Respectfully submitted:

Nancy L. Krueger, EOSK-LLC
(Name printed) Nancy L. Krueger

4315 Swallow Banks Ln.
(Address)

Oshkosh, WI 54904
(City, State, Zip)

Nancy L. Krueger, member
(Legal Signature) EOSK-LLC

Town of Oshkosh

Zoning Change/Amendment Application

Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # _____ ID Number _____
(Please print using black ink for duplication purposes)

A. CONTACT INFORMATION

1.) PROPERTY OWNER:

Name: Nancy L. Krueger, EOS V, LLC
Mailing Address: 4315 SWALLOW BANKS LN., OSHKOSH, WI 54904
Phone: _____ Cell: 920.379.6864 Email: NBANKER4050@AOL.COM

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notice sign, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature: Nancy L. Krueger Date: 11-24-2021
NANCY Krueger, member EOSV LLC

2.) APPLICANT INFORMATION (If different than owner):

Name: Tim + Polly Moore
Mailing Address: 1719 Chestnut St. OSHKOSH, WI 54901
Phone: _____ Cell: 920.379.4835 Email: MOORETIM@QRPARTNER.COM

B. PROPERTY INFORMATION:

- 1.) Tax Key/Parcel #: 0180376, 0180398, 0180402
- 2.) Lot _____ Block _____ Subdivision _____ or CSM# Pending
Section 29+32 Town 19N North _____ Range 16E East Acres 62
- 3.) Location of Property: HWY 5 (between HWY 5 + PLUMMERS POINT RD)
- 4.) Zoning (Existing): A2 Zoning Proposed: PARK + RECREATION
- 5.) Use (Existing): Farming
Use (Proposed): Cross Country Trails + Farming
- 6.) Existing Sewer: Septic Mound Holding Tank Municipal or Needed _____
- 7.) Proposed site plan AND map of existing location as described in instructions included: See attached

C.) REASONS FOR CHANGE:

Describe the MAIN USE:

See attached

Describe the PROPOSED USE:

See attached

Describe the essential services (sewer, water, streets, etc.) for present and future uses:

See attached

Describe why the proposed use would be the highest and best for the property:

See attached

Describe the property use compatibility with surrounding land use:

See attached

A Public Hearing will be set upon the receipt of applications Z-100 & Z-101 including supplemental material and payment, whereas the applicant will furnish necessary information to the Zoning Administrator for processing of this application.

EOSVILLE I ACCEPT THESE TERMS AND HEREBY SUBMIT THE APPLICATION FOR APPROVAL:

SIGNED: Nancy L. Krueger / Tim Moore, Pauline Moore DATE: 11-24-21

Print name: NANCY L. KRUEGER, member / TIM MOORE, Pauline Moore
EOSVILLE

Date Application Received by Zoning Administrator: _____

Zoning Administrator signature: _____

C

Town of Oshkosh Zoning Change/Amendment Application

Section C: Reason for Change:

Describe the Main Use: Current use is 42 acres of crop farming. The remaining acres are not farmed due to woods or other limitations.

Describe the Proposed Use: We are asking for the zoning change so that we can purchase the land and create running trails for recreational purpose. Activities involving running are what we want to do on the land. Our goal is to host Middle School, High School and College Cross Country Meets during the Fall (August through October). We would have approximately 20 acres of trails and the rest would be farmland for hay, soybeans or other crops that do not create a potential hazard for spectators (i.e. Not corn due to the potential of sprained ankles if folks move through the space).

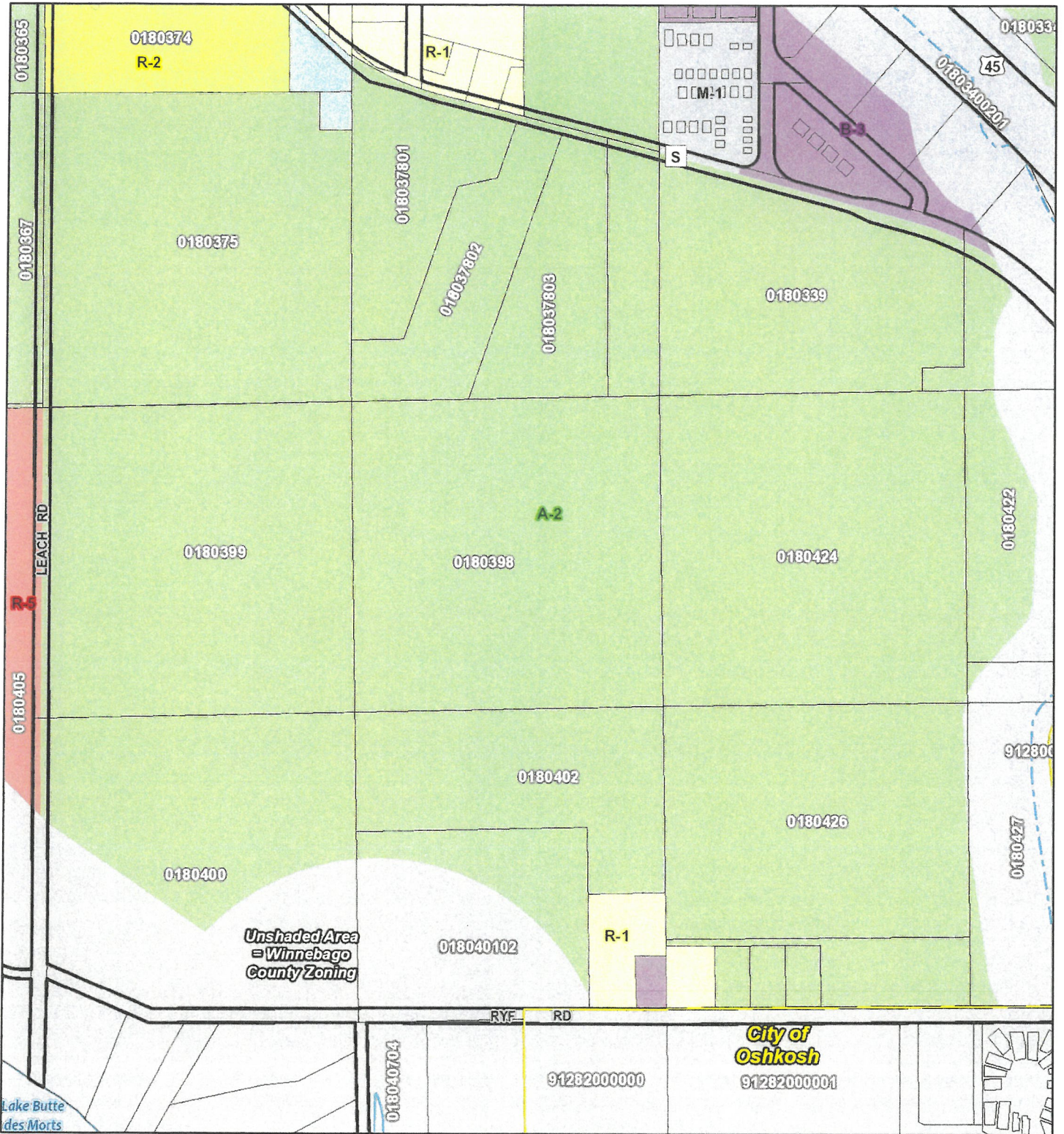
We will be retiring on the land but since 4 of our 7 children are still in school, we have time to work through our retirement house location. We are NOT asking for any residential parcel consideration but rather all 3 existing parcels be re-zoned Park and Recreation to simplify this process. Once purchased, we will come back to the Town of Oshkosh and make a formal request for a residential zone for our 10 acres after we have figured out where we want to place our residence on the property. Only one driveway will be entering the property and that driveway will be shared by both the Park and Recreation Parcels and the residential parcel. An easement will be granted to the residential parcel for permanent access.

Describe the Essential Services for Present and Future Use: Currently, no services are on this property. I will be adding septic system (in the future 3-5yr) and well (immediately). We will be adding an open sided pavilion structure on the property immediately for shelter if inclement weather approaches. We will also be adding an enclosed garage structure for housing mowing equipment. Our goal is to retire on the property after all of our children are out of high school so added services will be done at that time.

Describe why the Proposed use would be the Highest and Best for the Property: We believe our vision of a private cross country course will enhance the value of the property and provide increased tax revenue without compromising the surrounding area with a development. We have seen the positive impact the sport of Cross Country has made in our lives and the lives of our children. We want to provide young people the opportunity to experience our sport at a dedicated, high-end facility. To most folks this is a crazy idea but to us it gives kids the best exposure to our sport to keep them involved long term. Due to COVID, our sport has lost access to high level venues in our area. UW-Oshkosh, Winneconne and all the Oshkosh schools no longer are able to run meets and give area athletes a high level experience. Our goal is to create the states premier cross country course that the entire community will be proud of.

Describe the property use compatibility with surrounding land use: We believe the surrounding parcels that are zoned A-2 and R-1 will be enhanced with our proposed zoning because they will have the confidence that the land will not be developed into a neighborhood. We believe the entire Town of Oshkosh community will be proud of the use and the unique vision that maintains the rural desire of the Town, the ability to get young people outdoors experiencing the beauty of the Town of Oshkosh and the simplicity of improving the 62 acres without putting up a development.

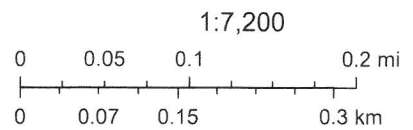
Oshkosh Town Zoning Site Map



11/23/2021, 2:20:46 PM

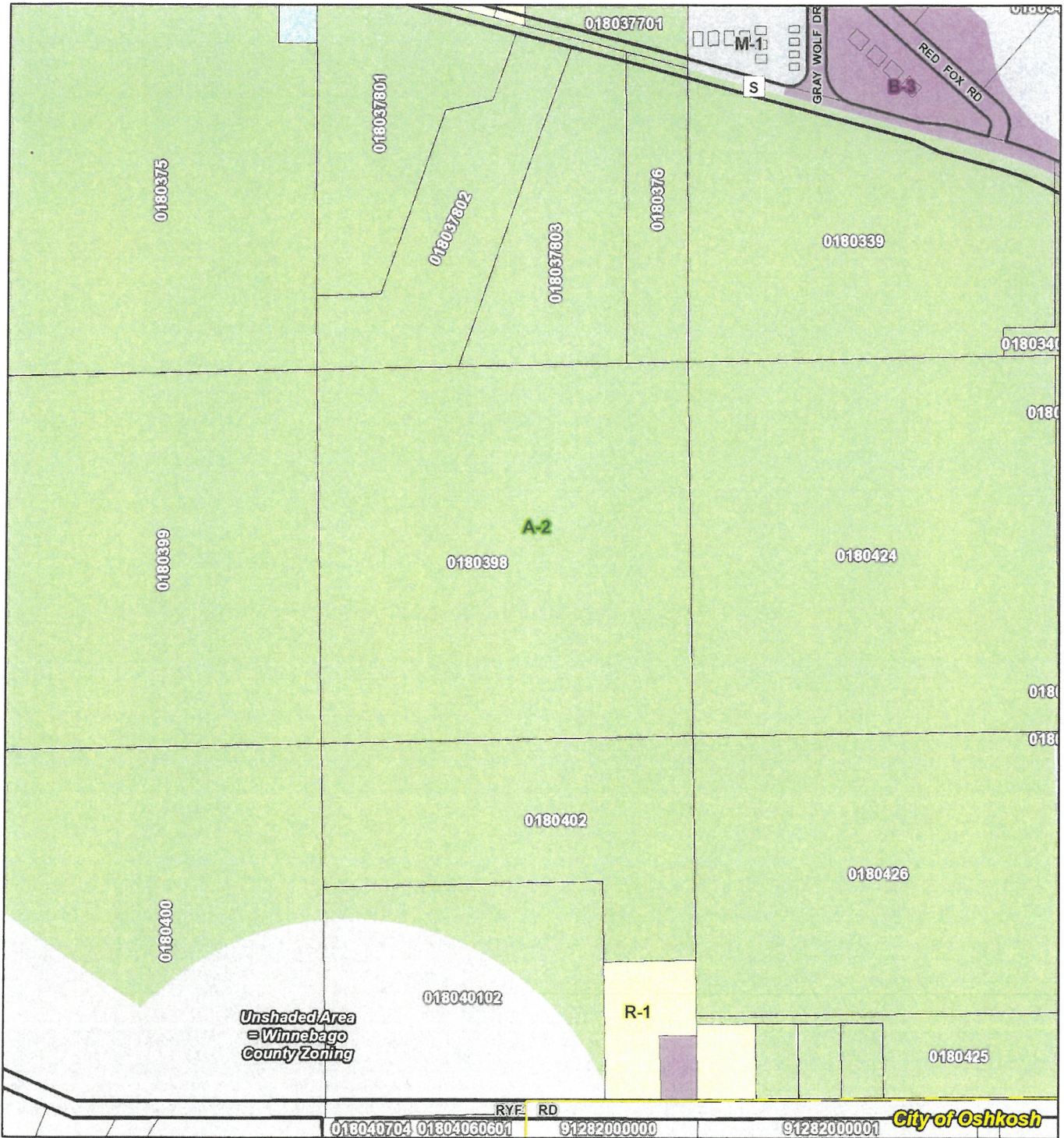
District Code / Description

- A-1 - Agri-Business
- A-2 - General Farming
- R-1 - Residential (Nonsubdivided)
- R-2 - Suburban Residential (Subdivided)
- R-3 - Two Family Residential



Winnebago County GIS

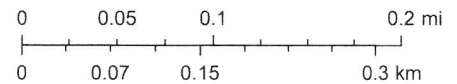
Oshkosh Town Zoning Site Map



11/23/2021, 2:19:50 PM

1:6,000

District Code / Description



A-1 - Agri-Business

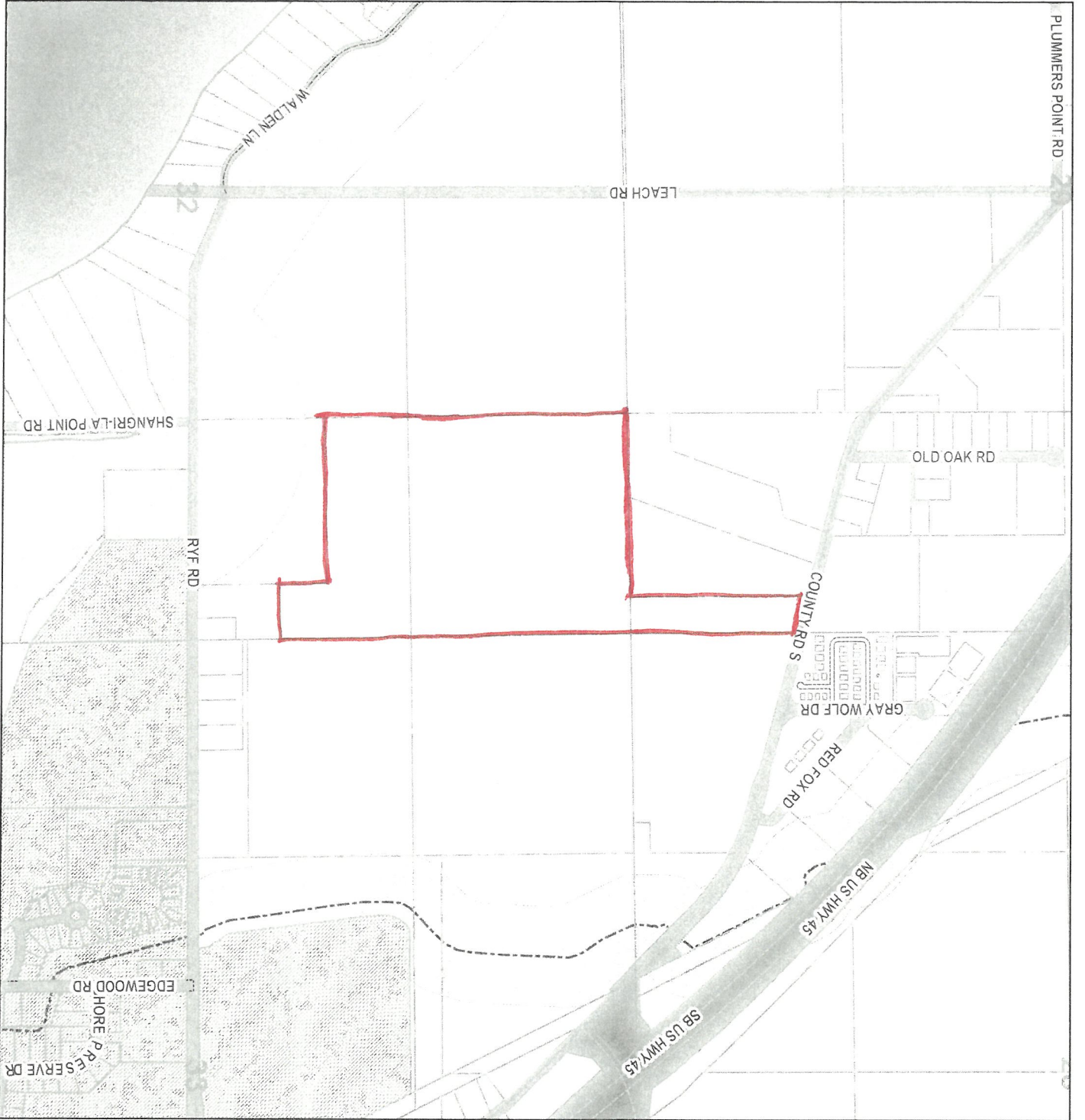
A-2 - General Farming

R-1 - Residential (Nonsubdivided)

R-2 - Suburban Residential (Subdivided)

R-3 - Two Family Residential

Winnebago County GIS



Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R. O. W.

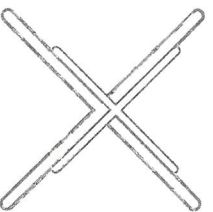
Simultaneous Conveyance

- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Conveyance Divisions

200 0 200 400 ft



1 Inch = 400 Feet



WINGS Project Disclaimer

This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. Data for this map converted December 31 2006.

Nov 23, 2021 @ 02:07 PM

B7

Proposed Site Plan for Trails



Base 2.5K Route

B7

Proposed Site Plan for Structures and Future Single Residence Site



- 1) Red is Future Home site (requested zoning for residence will be done at a later date)
- 2) Yellow Open Sided Enclosed Shelter and Equipment Garage
- 3) Green Parking reference