



Planning and Development Department

Planning * Solid Waste * Zoning * Sanitation * Property Listing *

311 N Main Street, Shawano, WI 54166 PH: (715) 526-6766 www.co.shawano.wi.us

PRELIMINARY CONSULTATION

TYPE OF PUBLIC HEARING ACTION FEE \$

TOWN TOWN MEETING DATE: Received Proof on Town Agenda

ZONING DIST PARCEL NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

REQUEST FOR:
Rezone parcel #004-33430-0010 & portion of 004-33430-0020 from Hamlet to OAR to be combine via CSM with remainder of parcel 004-33420-0000.
AND
Rezone portion of parcel 004-33420-0000 from OAR to A-R, to be combined to parcel #004-3310-0000.

PURSUANT TO ORDINANCE STANDARD:
Shawano County Zoning Ordinance 7-14, Section X.1.10(4) Zoning Map and Interpretation of Zoning District Boundaries

LEGAL DESCRIPTION OF SITE
see attached

Site Address Document No. See Deed for Full Description
 Waiting on Survey Work

Need recommendation from the Town of Angelica

Final approval contingent on County Board approval at their meeting later the same month as the PDZ public hearing.

CSM must be recorded within 1 week of the County Board approval.

Deeds must be recorded to exchange the land immediately following recording of the CSM.

Combine parcel form needs to be signed by Jacobs Brothers & returned to Ricky Barbosa before the PDZ public hearing. A \$75 fee must be submitted with the form (check made out to Shawano County P&D). Lot 3 needs to be combined to parcel 004-33310-0000 immediately following the recording of the deeds. This is to avoid creating an easement to Lot 3 and must be completed ASAP.

If you intend to build another structure on the land you add, you will need to contact Ricky Barbosa to see if your previous wetland delineation covers that area, or what you will need to do to obtain another land use permit for the property.

OTHER
CONSIDERATION

This will **REQUIRE** the following permits to be obtained:

Driveway/Culvert Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Obtained From	
Site Address Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Sanitary Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Land Use Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Shoreland Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Mitigation Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	
Sign Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	

Comments:

Contact Ricky Barbosa (715-526-4630) to ensure you can build on the site & what permits are required.

Copy of Zoning Code Attached Map/Survey Attached & scanned in Date Sent to Town: Mar 6, 2025

PREPARED BY:

KARI HOPFENSBERGER

Date Field


RE: CHALLENGE THE OUTDOORS
A2501.21

DESCRIPTION OF PARCEL TO BE REZONED FROM OAR TO A-R:

A PARCEL OF LAND BEING PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 18 EAST, TOWN OF ANGELICA, SHAWANO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 33; THENCE N01°47'08"W, 1898.59 FEET ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 33 TO THE POINT OF BEGINNING; THENCE CONTINUING N01°47'08"W, 730.01 FEET ALONG SAID WEST LINE TO THE CENTER OF SECTION 33; THENCE S88°43'58"E, 93.28 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 33; THENCE S01°47'08"E, 718.78 FEET; THENCE S84°21'55"W, 93.36 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.5490 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THE ABOVE DESCRIBED PARCEL TO BE LOT 3 ON A FUTURE CERTIFIED SURVEY MAP.

DESCRIPTION OF PARCEL TO BE REZONED FROM HAMLET TO OAR:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 18 EAST, TOWN OF ANGELICA, SHAWANO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 33; THENCE N01°47'08"W, 1314.30 FEET ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 33 TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33 AND THE POINT OF BEGINNING; THENCE S88°45'41"E, 593.78 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF S.T.H. "29"; THENCE S12°08'39"E, 150.49 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF CHERRY DRIVE; THENCE S58°33'31"W, 124.60 FEET ALONG SAID NORTH LINE TO AN EASTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NO. 468134; THENCE N44°18'05"W, 133.71 FEET ALONG SAID EASTERLY LINE TO A NORTHERLY LINE OF SAID LANDS; THENCE S44°38'30"W, 185.54 FEET ALONG SAID NORTHERLY LINE TO A WESTERLY LINE OF SAID LANDS; THENCE S31°15'16"E, 85.73 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF CHERRY DRIVE; THENCE N58°33'31"E, 241.39 ALONG SAID NORTH LINE; THENCE S46°11'26"E, 25.59 FEET TO THE CENTERLINE OF CHERRY DRIVE; THENCE S58°33'31"W, 241.74 FEET ALONG SAID CENTERLINE; THENCE N45°26'17"W, 502.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.4211 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES. THE ABOVE DESCRIBED PARCEL TO BE PART OF LOT 1 ON A FUTURE CERTIFIED SURVEY MAP.

and shall not be construed as part of this Zoning Ordinance. Therefore, amendments to the appendices do not require compliance with the amendment procedures in Section X.8.06 or in Wisconsin Statutes Section 59.69.

X.1.10 ZONING MAP AND INTERPRETATION OF ZONING DISTRICT BOUNDARIES

- (1) All lands located within the jurisdiction of this Zoning Ordinance are hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of land uses within each district, to implement the Comprehensive Plan, and to achieve the other stated purposes of this Zoning Ordinance.
- (2) Base zoning districts established by this Zoning Ordinance are shown on the Official Zoning Map of Shawano County, which together with all explanatory materials thereon, is hereby made part of this Zoning Ordinance. Where the Official Zoning Map does not indicate a base zoning district for a particular area, unless the Map is in error, the area is within the corporate limits of a city or village, within a town that has not adopted this County Zoning Ordinance, or within an area subject to extraterritorial zoning.
- (3) The following rules shall be used to determine the precise location of any base zoning district boundary shown on the Official Zoning Map of Shawano County:
 - (a) Base zoning district boundaries shown as following or approximately following the limits of any city, village, town, or county boundary shall be construed as following such limits.
 - (b) Base zoning district boundaries shown as following or approximately following public streets or railroad lines shall be construed as following the centerline of such streets, recreational trails, or railroad lines.
 - (c) Base zoning district boundaries shown as following or approximately following platted lot lines, ordinary high water marks, or other property lines as shown on the Shawano County parcel maps shall be construed as following such lines.
 - (d) Base zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing navigable watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
 - (e) Base zoning district boundaries shown as separated from any of the features listed in subsections (a) through (d) above shall be construed to be at such distances as shown on the Official Zoning Map.
 - (f) Where the exact location of a base zoning district boundary, as shown on the Official Zoning Map, is uncertain, the boundary location shall be determined by the Zoning Administrator.
- (4) No tax parcel shall be divided into more than one base zoning district, unless that tax parcel is legally divided so that new lot lines and new zoning boundaries coincide.
- (5) See Section X.8.05 (2) for the appeal process for interpretations of zoning district boundaries.

X.1.11 OVERVIEW OF ZONING DISTRICTS

- (1) Areas within the jurisdiction of this Zoning Ordinance are divided into the following base zoning districts
 - (a) Working Lands and Open Space Zoning Districts
 - FP Farmland and Forest Preservation District