

DATE: 03/21/23

R E S O L U T I O N

No. 003

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 03/003/23

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of MULTIPLE PROPERTY OWNERS and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan.

NOW, THEREFORE, the County Board of Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the TOWN OF WINCHESTER, be and the same, are amended to provide that the attached described property be changed from the classification of **A-1 (Agri-Business District)** of said ordinance, which it now and heretofore had, to the zoned district of **A-2 (General Agricultural District)**.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby **ADOPTED** OR **DENIED**.

see attached documents
County Board Supervisor
(Town of Winchester)

PARCEL NO: **SEE ATTACHED ADDRESS LIST; FROM A-1 TO A-2**

COUNTY DISCLAIMER:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2023.

Jon Doemel – County Executive

County Board Supervisory district **36 - Miller**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 10, 2023

TO: Planning & Zoning Committee

FM: Zoning Administrator *CR*

RE: Review of Town Zoning Change(s)

1. Multiple Property Owners - Town Zoning Change (Tax ID No(s) see attached) – Town of Winchester.

The town zoning changes for multiple property owners are consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning changes from A1 (Agri-Business District) to A2 (General Agricultural District) and Winnebago County's future land use plan shows future land uses as Agricultural and Rural, Residential, Non-residential, Environmental and Public.

RECOMMENDATION: Approve a motion to forward zone changes to County Board for action.

TE, HM₂ Approved 4-0-1

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

January 17, 2023

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Dear Mr. Rowe,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning applications submitted by 18 property owners, for 52 properties located throughout the Town of Winchester, County of Winnebago, State of Wisconsin. Please see the attached list identifying the specific property owners and the relative properties. The applications are to re-zone the properties from A-1 (Agribusiness) to A-2 (General Agricultural District).

Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,



Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

Town of Winchester

Ordinance 2023-02

Ordinance to Amend the Official Town of Winchester Zoning Ordinance Map

- WHEREAS,** One or more applications for amendments to the Map of the Town of Winchester Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and
- WHEREAS,** following the requisite Notices and Public Hearings, the proposed amendment(s) have been reviewed and recommended to the Town Board by the Town's Plan Commission; and
- WHEREAS,** the application(s) for amendment(s) to the Map of the Town of Winchester Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2016 update to the Town's Comprehensive Plan; and
- WHEREAS,** all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Section 17.59 of the Town of Winchester Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Winchester is amended as follows:

A. Property Owners: See "Exhibit 1" attached hereto

Legal description of property: 52 properties located throughout the Town of Winchester, County of Winnebago, State of Wisconsin and identified on "Exhibit 1". The applications are to re-zone the properties from A-1 (Agribusiness) to A-2 (General Agricultural District).

Findings of Fact:

1. The Town of Winchester has an adopted Land Use Plan
2. The Adopted 20-year Future Land Use Map in the Land Use Plan shows the parcels as Agricultural, Woodlands, Natural Areas, and/or Single Family Residential
3. A-2 (General Agriculture District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-1 to A-2 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

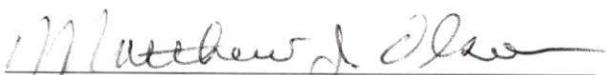
The described properties are hereby rezoned from:

A-1 (Agribusiness) to A-2 (General Agricultural District).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. The amendment to the Town of Winchester Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 16th, day of January 2023

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0


Matthew J Olson, Chairman

Attest: 
Holly Stevens, Clerk

Town of Winchester Exhibit 1

FLU

Town Zoning	County Zoning	Parcel ID	Owner Name 1	Owner Name 2	Postal Address	Postal City/State/Zip
A-1 <i>ENV</i>	A-1 <i>A-2</i>	0280343	BARTEL, LEE	BARTEL, KARLA	8921 N LOOP RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280344	BARTEL, LEE	BARTEL, KARLA	8921 N LOOP RD	LARSEN WI 54947
A-1 <i>Ag</i>		028013504	DOYLE REV TST, THOMAS J	DOYLE REV TST, SHARON B	9568 SAND PIT RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	028083903	ECKSTEIN, ANTHONY A	ECKSTEIN, KAREN M	7031 COUNTY RD MM	LARSEN WI 54947
A-1 <i>Ag</i>		028011901	HERZFELDT, ANTHONY J	HERZFELDT, SHANA A	9370 DALE RD	LARSEN WI 54947
A-1, A-2 <i>Ag</i>		028073101	KUNDE REV TST, JOHN D	KUNDE REV TST, JANET L	4654 GRIMSON RD	OSHKOSH WI 54904
A-1 <i>Ag</i>		0280143	LEDGEROCK DAIRY LLC		5865 HILLCREST RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280730	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>	<i>A-2</i>	0280732	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>		0280733	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>	A-1 <i>A-2</i>	028073401	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280735	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028075101	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280752	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280754	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028075402	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280755	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
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A-1 <i>Ag</i>		0280783	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
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A-1 <i>Ag</i>		0280893	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
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A-1 <i>Ag</i>		0280895	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028013503	POSSELT, BRIAN J		9608 SAND PIT RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280520	PRISCAL, AMIE E	COOK, TERESA J	6675 COUNTY RD II	LARSEN WI 54947
	A-1	028093901	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
	A-1	0280940	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280945	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280946	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280947	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280948	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280949	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1 <i>Ag</i>		028015401	SELLNER, PAUL	HALL, CHRISTINE MURPHY	9554 MANU RD	FREMONT WI 54940
A-1 <i>Env</i>	A-1 <i>A-2</i>	0280379	SYRING, JEFFREY M	KRUEGER, MARJORIE F	8785 COUNTY RD M	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028011801	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028013502	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, R-1 <i>Pub</i>	A-2	028034402	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028063402	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1 <i>Pub</i>		028078301	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1 <i>Pub</i>	A-1 <i>A-2</i>	028079404	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>com</i>		0280741	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Res</i>		0280742	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280744	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>com</i>		0280746	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>com</i>		0280756	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280757	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280778	UVAAS TST, DAVID K		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		028011805	VANDER ZANDEN JT REV LIV TST	VANDER ZANDEN TSTE, ALA	9410 DALE RD	LARSEN WI 54947
	A-1 <i>A-2</i>	0280226	WIECKERT SURV TST, BETTY JM		3033 W SPENCER ST	APPLETON WI 54914
A-1 <i>Ag</i>	A-1 <i>A-2</i>	028079403	WORM, ANDREW	WORM, KJRSTIN	7798 ZEHNER LN	LARSEN WI 54947
A-1 <i>Env</i>		028079401	WORM, KELLY J	WORM, LORI M	7834 ZEHNER LN	LARSEN WI 54947
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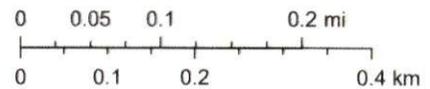
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- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



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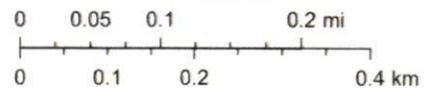
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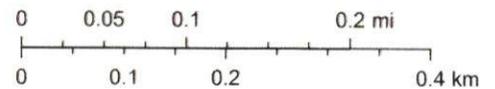
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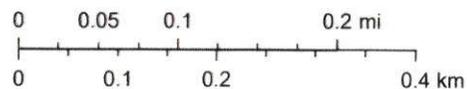
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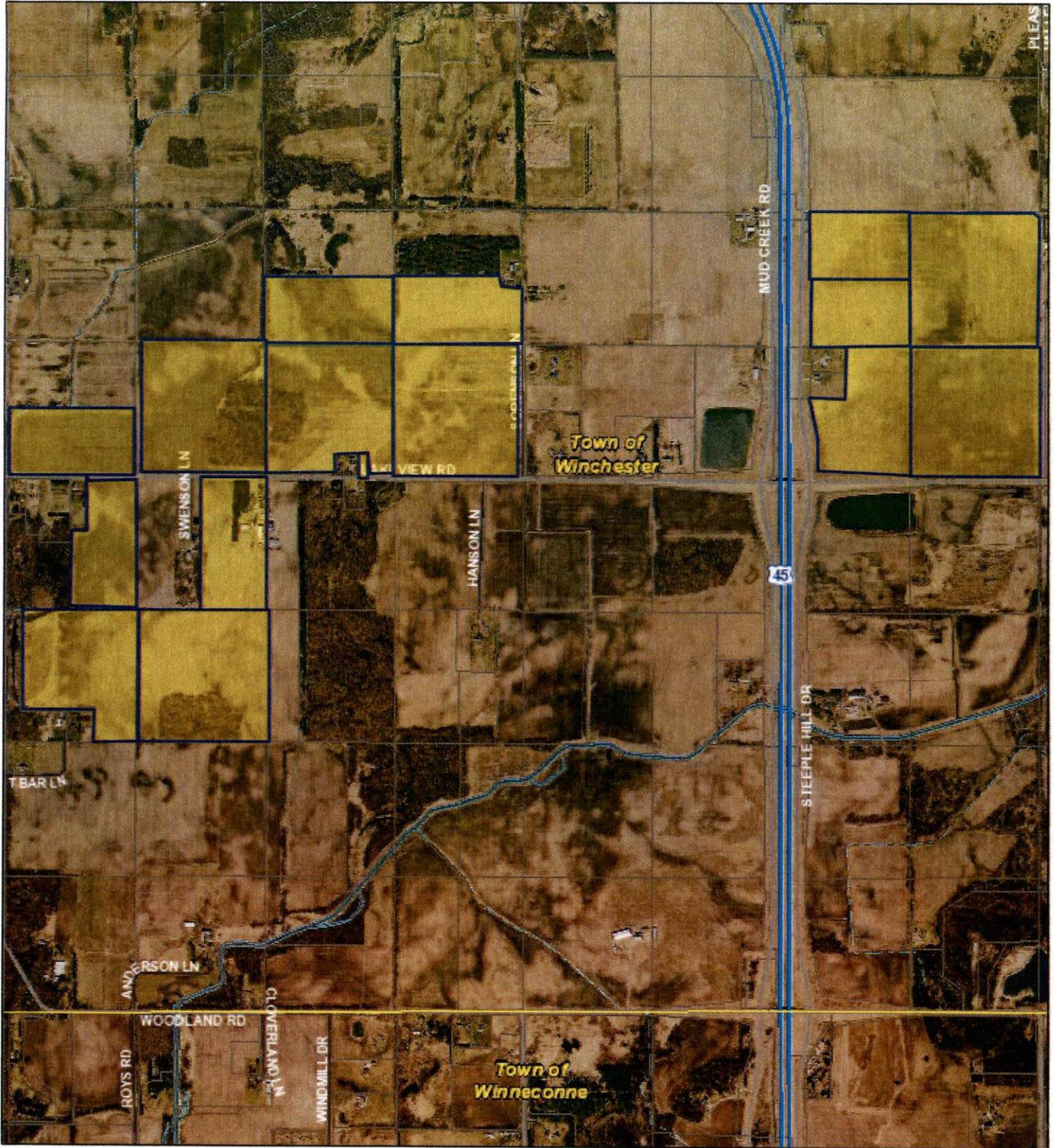
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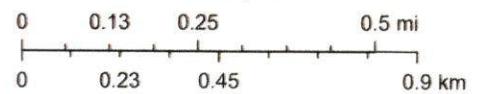
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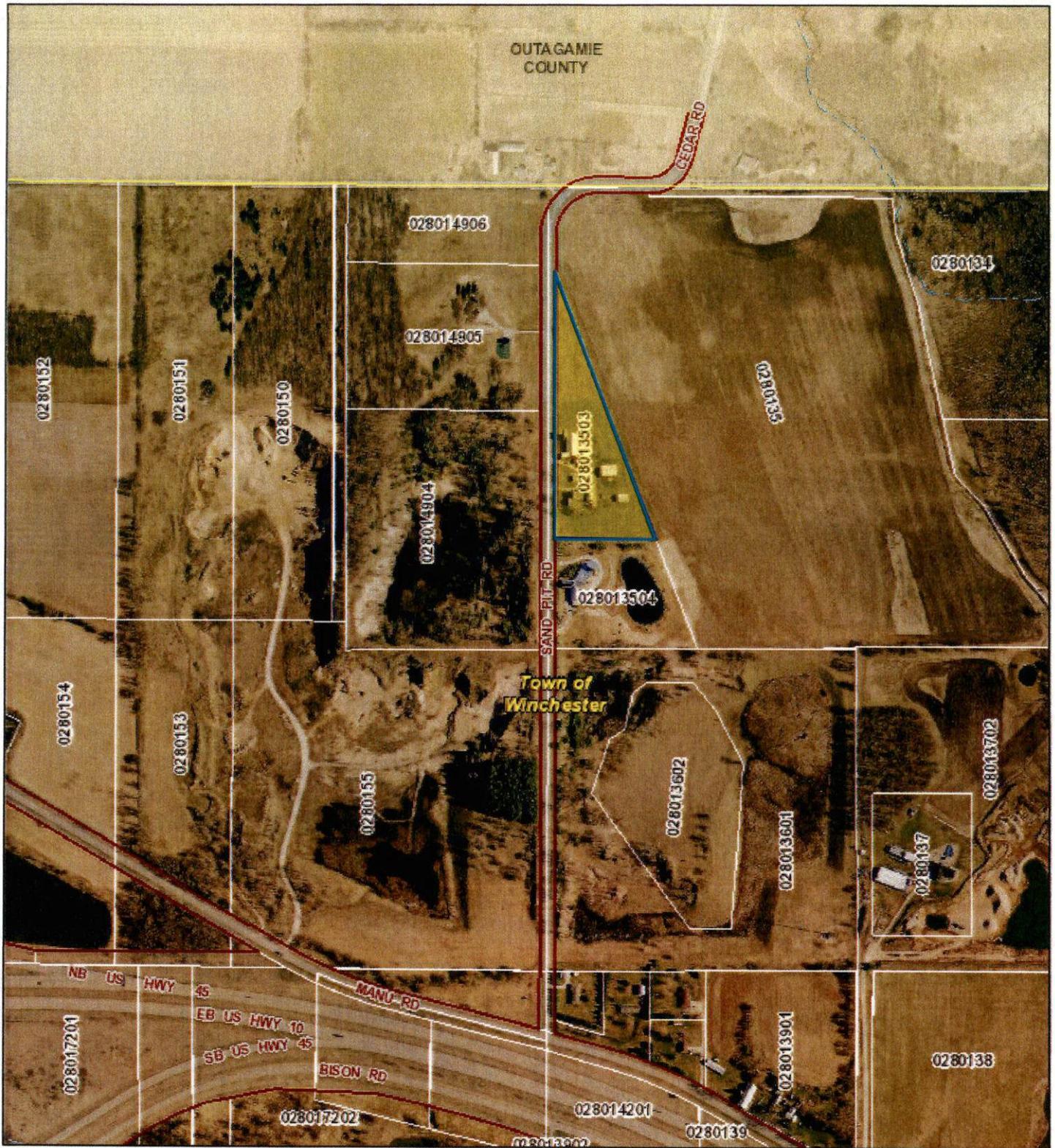
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- Local Road
- County Road



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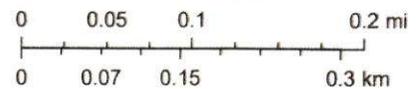
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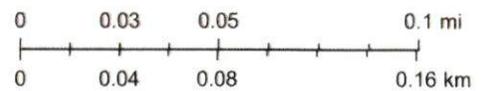
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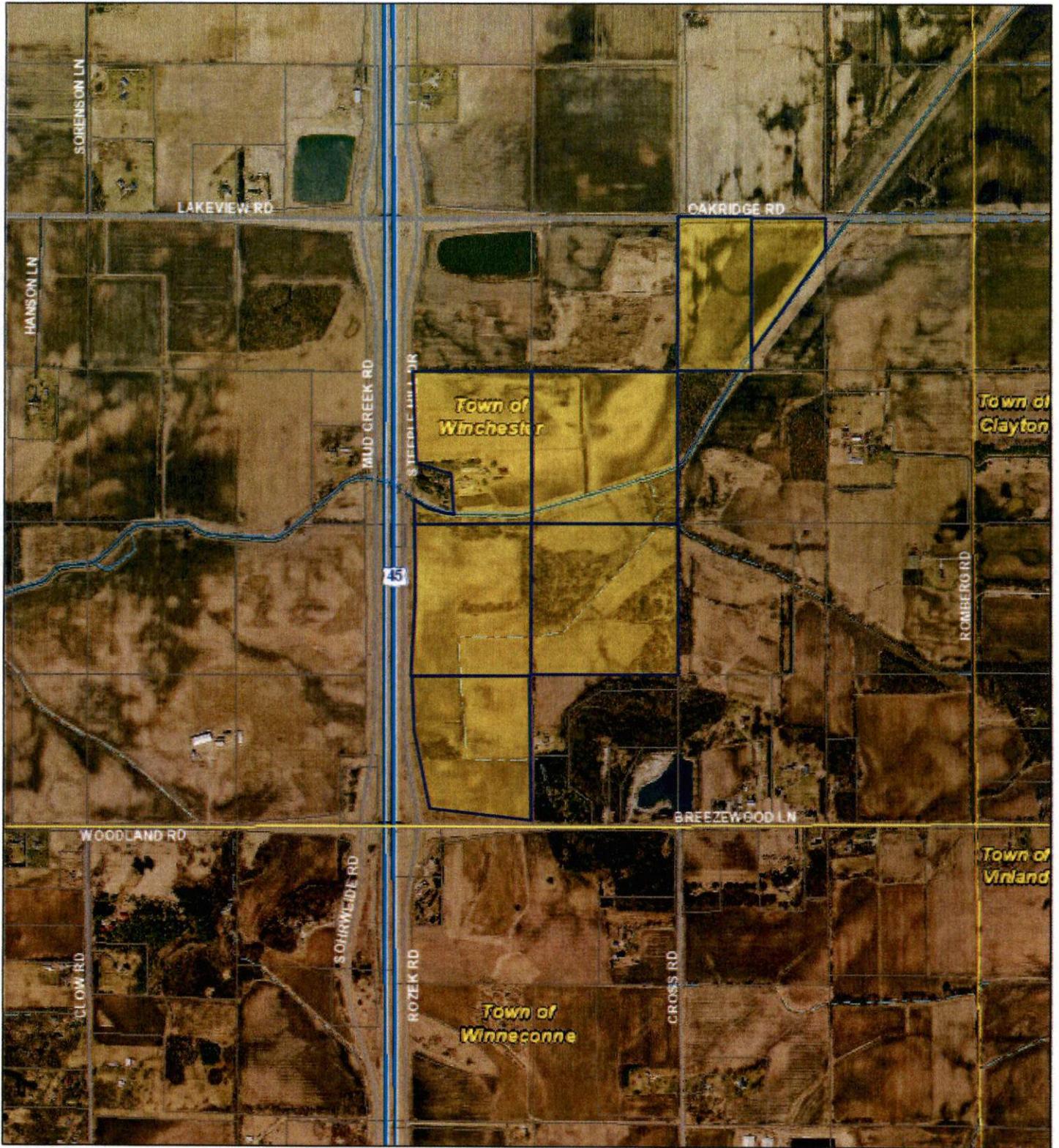
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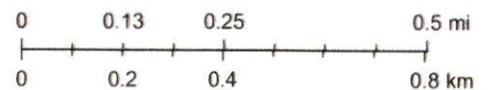
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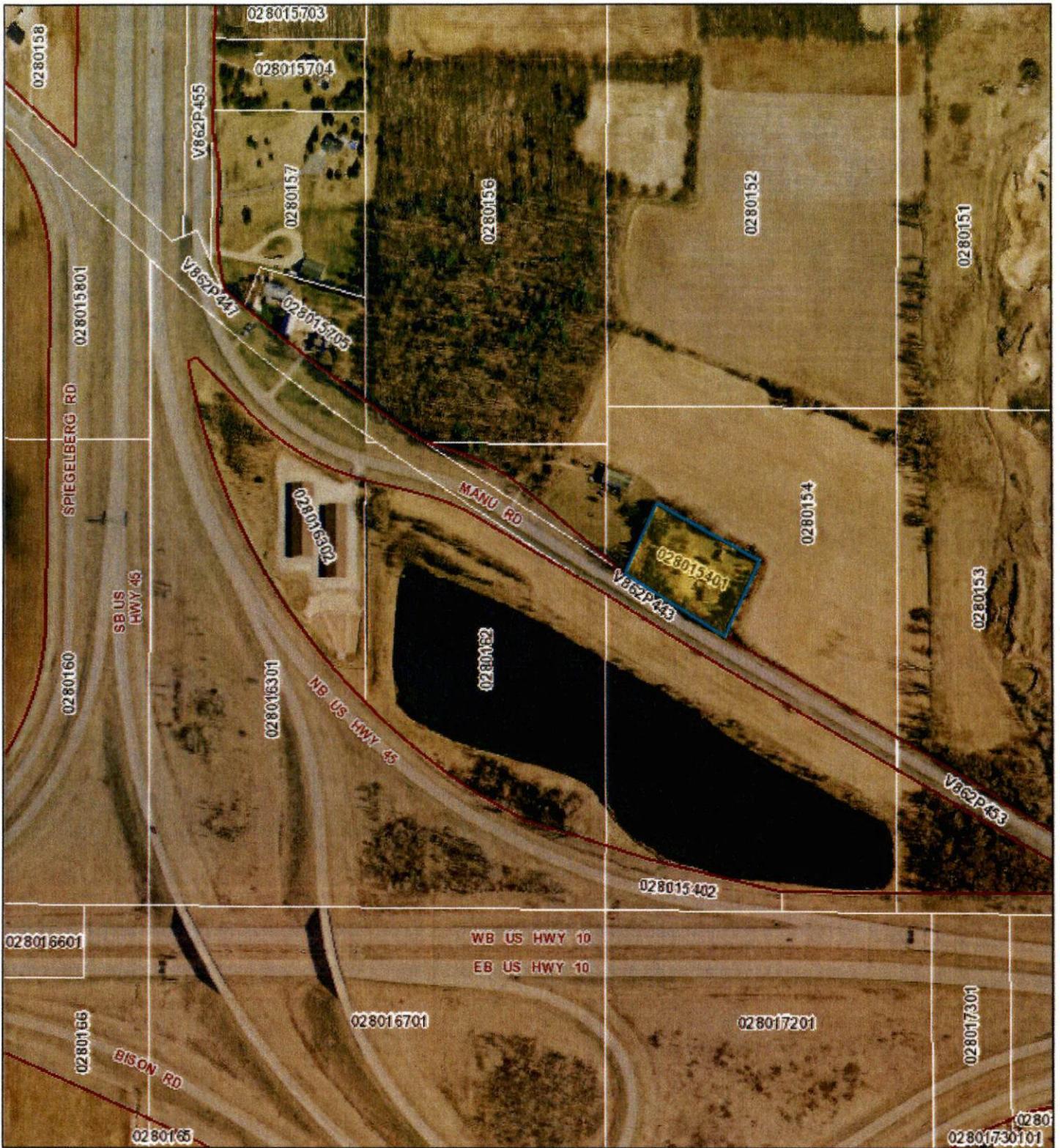
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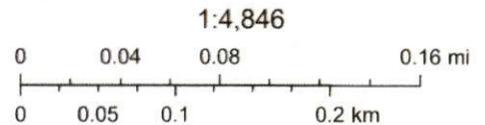
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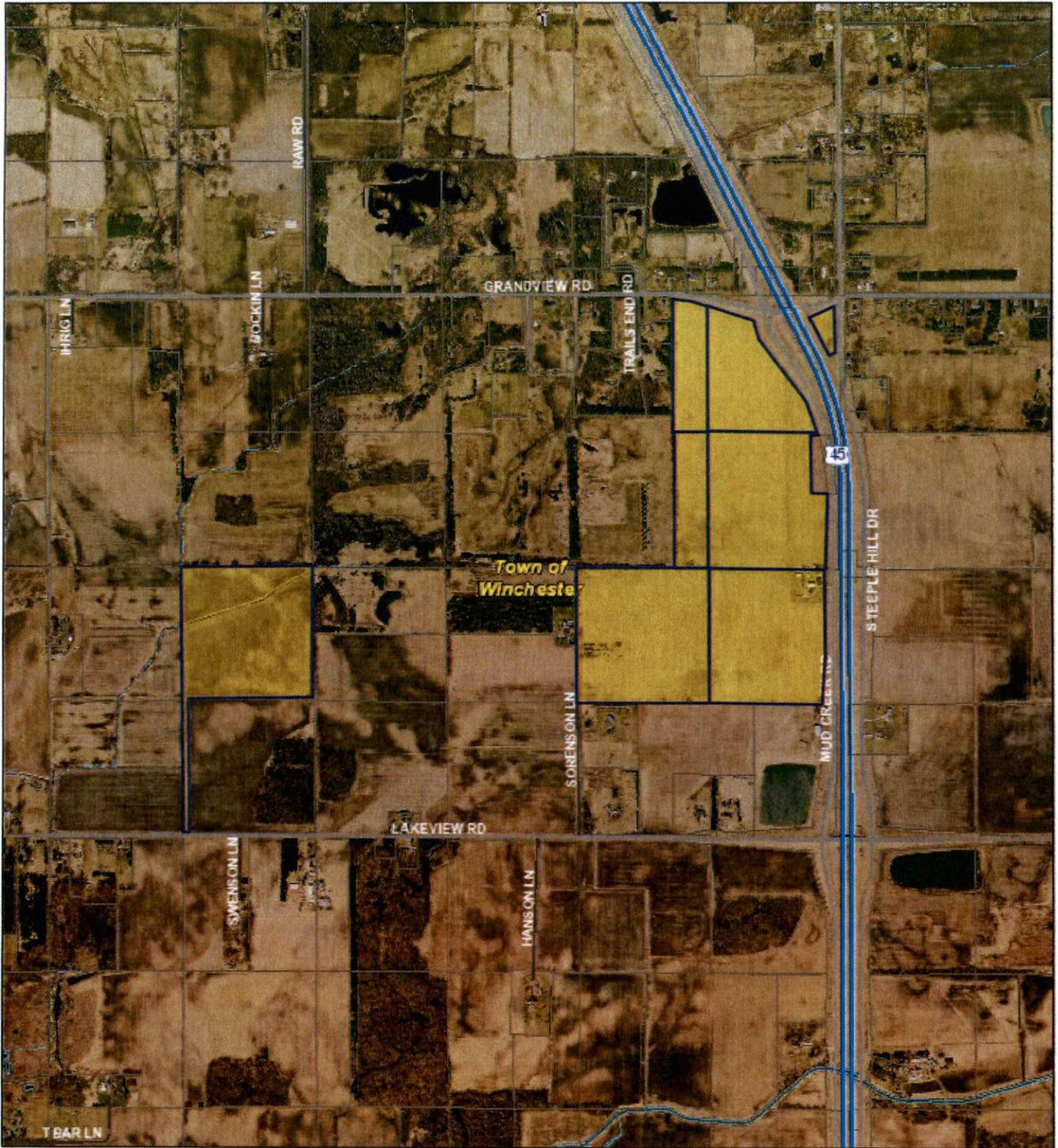
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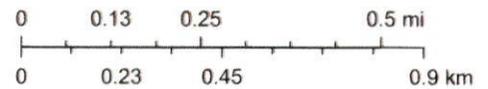
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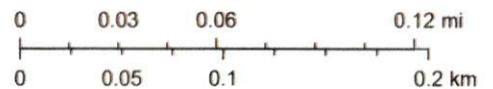
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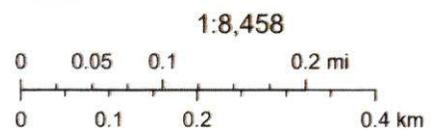
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Wieckert 028-0226



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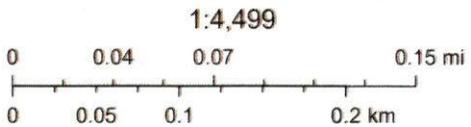
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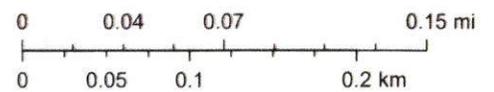
Worm, Kelly 028-0794-01 and 028-0794-02



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