

DATE: 10/18/22

R E S O L U T I O N

No. 001

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 10/01/22

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF BLACK WOLF in accordance with the petition of JUSTIN & KAYLA PUCKER 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 BLACK WOLF, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 (General Farming)** of said ordinance, which it now and heretofore had, to the zoned district of **R-1 (Rural Residential)**.

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

County Board Supervisor
(Town of Black Wolf)

PARCEL NO: **004-0203-02**; FROM **A-2** TO **R-1**

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 _____, 2022.

Jon Doemel

County Board Supervisory district **32 - Zastera**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF OCTOBER 7, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Review of Town Zoning Change(s)

1. **Kayla & Justin Pucker - Town Zoning Change (Tax ID No(s) 004-0203-02) – Town of Black Wolf.**

The town zoning change for Kayla & Justin Pucker is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land uses as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone changes to County Board for action. *Approved 5-0*

2. Victoria Paul - Town Zoning Change (Tax ID No(s) 004-0320-07) – Town of Black Wolf.

The town zoning change for Victoria Paul is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone changes to County Board for action. *Approved 5-0*

3. Fred Werner - Town Zoning Change (Tax ID No(s) 004-0320-06) – Town of Black Wolf.

The town zoning change for Fred Werner is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future

land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Agricultural and Rural.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *Approved 5-0*

4. Storage in Black Wolf LLC - Town Zoning Change (Tax ID No(s) 004-0045-03) – Town of Black Wolf.

The town zoning change for Storage in Black Wolf is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from B-2 (Community Business) to B-3 (General Business) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Residential.

RECOMMENDATION: Approve a motion to forward zone changes to County Board for action. *Approved 5-0*



Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902
Office: (920) 688-1404 info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Kayla and Justin Pucker
 Address of Owner: 264 Old Oregon Rd
Oshkosh WI 54902
2. Name of Applicant: Same
 Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 1 of CSM-7935
4. Tax Parcel Number (if existing parcel): 004-0203-02
5. Section: 36 Town: 17 N Range: 16 E
6. Existing Zoning: A-2 Name of District: General Farming
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved Denied

9. Findings:

- > The Town of Black Wolf has a Comprehensive Plan
- > The zoning change is in compliance with that comprehensive plan.
- > There are 8 residentially zoned properties within 1500 ft of this parcel.
- > The R-1 Zoning will obtain a more favorable bank loan interest rate.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on June 27, 2022, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

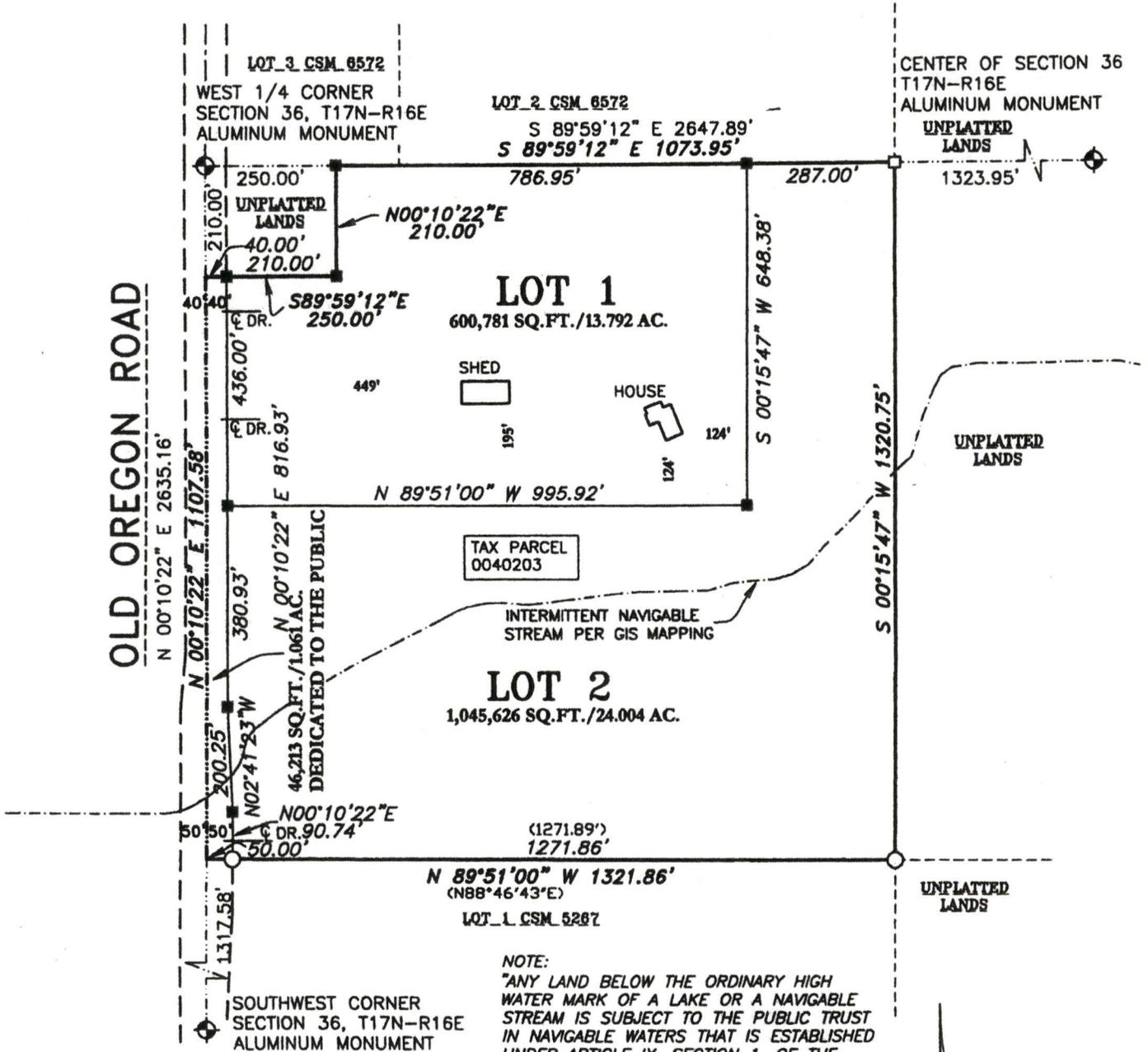
Date: 9-12-2022

UNPLATTED SURVEY MAP NO. _____

POINT OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

CSM - 7935

SURVEY FOR:
JUSTIN PUCKER
N7898 LAKESHORE DRIVE
FOND DU LAC, WI 54937



LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER FOUND
- ✖ FENCE LINE
- () RECORDED AS



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1991) IN WHICH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, BEARS S89°59'12"E