

DATE: 10/18/22

# R E S O L U T I O N

No. 003

To The Board of Supervisors of Winnebago County, Wisconsin:

## AMENDATORY ORDINANCE 10/03/22

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF BLACK WOLF in accordance with the petition of FRED WERNER 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**.

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County Board Supervisor  
(Town of Black Wolf)

PARCEL NO: **004-0320-06**; 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.

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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: Fred Werner  
Address of Owner: 5675 Cty Rd R  
Oshkosh, WI 54902
2. Name of Applicant: Same  
Address of Applicant: \_\_\_\_\_
3. Legal Description of area to be rezoned (attach CSM, if applicable): That part of Lot 1, CSM-7911, currently zoned A-2.
4. Tax Parcel Number (if existing parcel): 004-0320-06
5. Section: 19 Town: 17N Range: 17E
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.

➤ Additional Acreage was added to an existing parcel.

> There is currently dual zoning on the parcel which does not conform to the Town's Zoning Ordinance.

> A zoning change is required to make this a conforming parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on March 7, 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



# Black Wolf Town Zoning Site Map

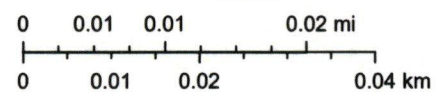


9/12/2022, 6:42:25 PM

District Code / Description

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

1:855



Winnebago County GIS, Imagery Date: April 2020

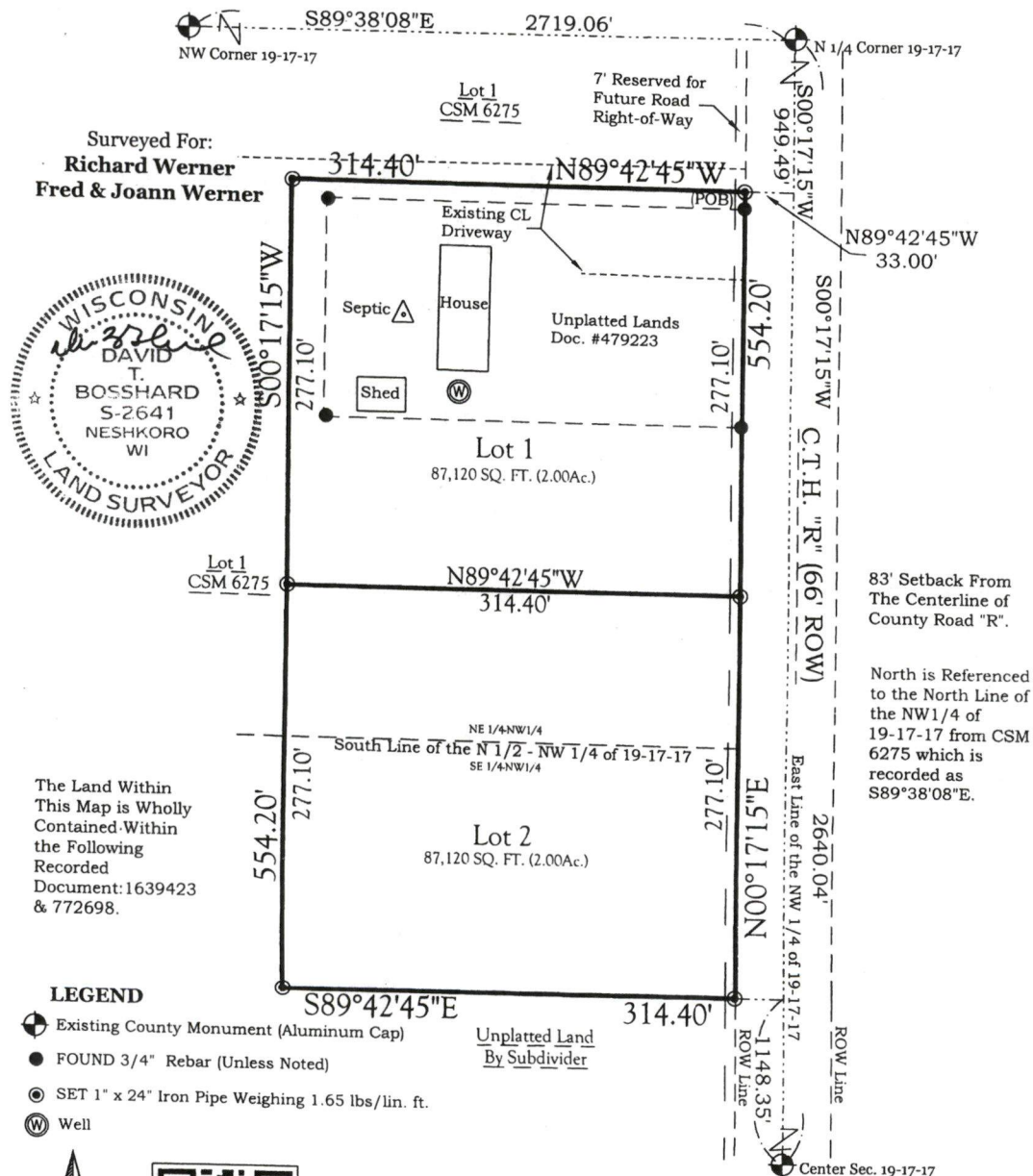


SURVEY MAP # \_\_\_\_\_

V \_\_\_\_\_ P \_\_\_\_\_

A Resurvey And Division of Lot 1 CSM 6275, Being A Part of the NE 1/4 of the NW 1/4, And a Part of the SE 1/4 of the NW 1/4 of Section 19, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.

CSM-7911



83' Setback From  
The Centerline of  
County Road "R".

North is Referenced  
to the North Line of  
the NW1/4 of  
19-17-17 from CSM  
6275 which is  
recorded as  
S89°38'08"E.

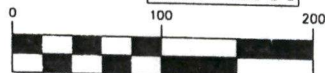
### LEGEND

- Existing County Monument (Aluminum Cap)
- FOUND 3/4" Rebar (Unless Noted)
- SET 1" x 24" Iron Pipe Weighing 1.65 lbs/lin. ft.
- Well



Drawn By: JMS  
Date: 20170221  
Job Number:17-0232  
Sheet: 1 of 3

Surveyed By:  
**BOSSHARD SURVEYING, LLC**  
 PO BOX 344 Neshkoro, WI 54960  
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( IN FEET )  
1 inch =100 ft.