

DATE: 05/16/23

R E S O L U T I O N

No. 001

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 05/01/23

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF VINLAND in accordance with the petition of James Pahlow 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 VINLAND, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 (Agricultural/Rural/Rural Residential)** 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**.

see attached documents

County Board Supervisor
(Town of Vinland)

PARCEL NO: **026-0308-02-04 (part)**; 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 _____, 2023.

Jon Doemel – County Executive

County Board Supervisory district **30 - Farrey**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MAY 5, 2023

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Change(s)

1. James Pahlow - Town Zoning Change (Tax ID No(s): 026-0308-02-04 (part)) – Town of Vinland.

The town zoning change for James Pahlow is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-2 (Agricultural / Rural / Rural Residential) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone changes to County Board for action. *MG, TE₂ 5-0*

2. Steve & Trudy Resnick - Town Zoning Change (Tax ID No(s) 026-0435-01) – Town of Vinland.

The town zoning change for Steve & Judy Resnick is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from R-1 & A-2 (rural residential and agricultural) to A-2 (agricultural) 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.

TE, MG₂ 5-0

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **James Pahlow**

Address of Owner: **3179 VINLAND CENTER RD NEENAH WI 54956**

Name of Applicant: **JAMES PAHLOW**

Address of Applicant: **SAME AS ABOVE**

Legal Description of Area to be Rezoned: **PT NE NW DESC AS LOT 2 OF CSM-7773 5.71 A.**

Tax Parcel Number (if Existing Parcel): **026-0308-02-05**

Section 14 **Town 19 N.** **Range 16E.**

Existing Zoning: **A-2** Name of District: **AGRICULTURAL / RURAL RESIDENTIAL**

* Proposed Zoning: **A-2** Name of District: **AGRICULTURAL / RURAL RESIDENTIAL** (see page 2)

Town Board Action: **Approved: XX** **Denied: ____**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **5/27/ 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: **Karen Brazee** Dated: **5.27.01**
Clerk/Treasurer: Karen Brazee

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **CHRISTIE PRAHL**

Address of Owner: **3147 VINLAND CENTER RD NEENAH WI 54956**

Name of Applicant: **CHRISTIE PRAHL**

Address of Applicant: **SAME AS ABOVE**

Legal Description of Area to be Rezoned: **14,170 SQ FT**

Tax Parcel Number (if Existing Parcel): **026-0308-02-01. 04**

Section 14 Town 19 N. Range 16E.

Existing Zoning: **A-2 / R-1** Name of District: **AGRICULTURAL / RURAL RESIDENTIAL.**

*** Proposed Zoning: R-1 Name of District: R-1 RURAL RESIDENTIAL.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

- 1. Does the Town have an adopted land use plan? Yes**
- 2. Does the request agree with the plan? Yes**
- 3. Other findings (List). Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **May 27, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5.27.01
Clerk: Karen Brazee

Town of Vinland
General Application Form

APPLICATION TYPE:

☒ ZONING CHANGE (\$300.00)
☐ VARIANCE (\$300.00)
☐ CONDITIONAL USE PERMIT (\$300.00)
☐ SWIMMING POOL PERMIT (\$40.00)
☐ POND PERMIT (\$40.00)
☐ SIGN PERMIT (\$50.00)
☒ CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Jim Pahlow

MAILING ADDRESS: 3179 Vinland Center Road

CITY: Neenah STATE: Wi ZIP CODE: 54956

PHONE: (773) 706-1251 FAX: — DATE: 4-11-21

SIGNATURE: _____

APPLICANT'S NAME: Christie Hanson (Pahl)

MAILING ADDRESS: 3147 Vinland Center Road

CITY: Neenah STATE: Wi ZIP CODE: 54956

PHONE: (920) 422-0130 FAX: — DATE: 4-11-21

SIGNATURE: Christie Hanson

ADDRESS OF AFFECTED PROPERTY: 3179 Vinland Center Rd

TAX KEY/PARCEL NO. 02603080203 026-03080201 PT NENWDESC as lot 1 of
SECTION _____ RANGE: _____ Csm 74226.00 A.

1. ZONING: EXISTING _____ OVERLAY _____ PROPOSED _____

2. SEWER: EXISTING: ☒ NEW _____ COUNTY PERMIT# _____

3. EXISTING USE OF PROPERTY: lawn

Town of Vinland
General Application Form

4. **PROPOSED USE OF THE PROPERTY:** *Remain the same, other than a vegetable garden in time add a pole building*

5. **ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.**

Matt emailed description to Tom survey in process

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI
6085 County Rd. T
Oshkosh, WI 54904

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT:
920-428-3361

REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

OFFER TO PURCHASE REAL ESTATE

Date: 4/9/21

Address of Property: 3179 Vinland Center Road Neenah Wi 54956

Legal Description (or attach separate page(s)): See Bottom of page

Name of Buyer(s): Christie Hanson

Address: 3147 Vinland Center Road Neenah Wi 54956

Phone: (920) 422-0130 Email: christieprahl@gmail.com

Name of Seller(s): Jim Pahlow

Phone: (773) 706-1251 Email: ausdaver40@gmail.com

Buyer(s) hereby offer to purchase from the Seller(s) the Property identified above, together with any personal property described below. Buyer(s) offer is made upon the following terms:

Total Purchase Price: \$ 1,000.00

Earnest Money Deposit: \$ 500.00

Balance Due at Closing: \$ 500.00

Proposed Closing Date: upon approval from town and county

Earnest Money Deposit shall be paid to: Jim Pahlow check # 8209
("Escrow Holder").

Personal Property Items / Fixtures to be included in the sale of this Property:

Purchasing from parcel number 02603080203
10 feet east of red horse stall/Barn to Parcel number
02603080201 lot line, from south property line
218 feet to the road. approx. 1/4 acre

This Offer is Submitted by:

Christie Hanson

Buyer Signature

Print Name: Christie Hanson
Date: 4/9/21

Date: 4/9/21

Buyer Signature

Print Name:
Date:

This Offer is Accepted by:


Seller Signature

Print Name: JAMES PARROW
Date: "JIM"

Date: _____

4/11/21

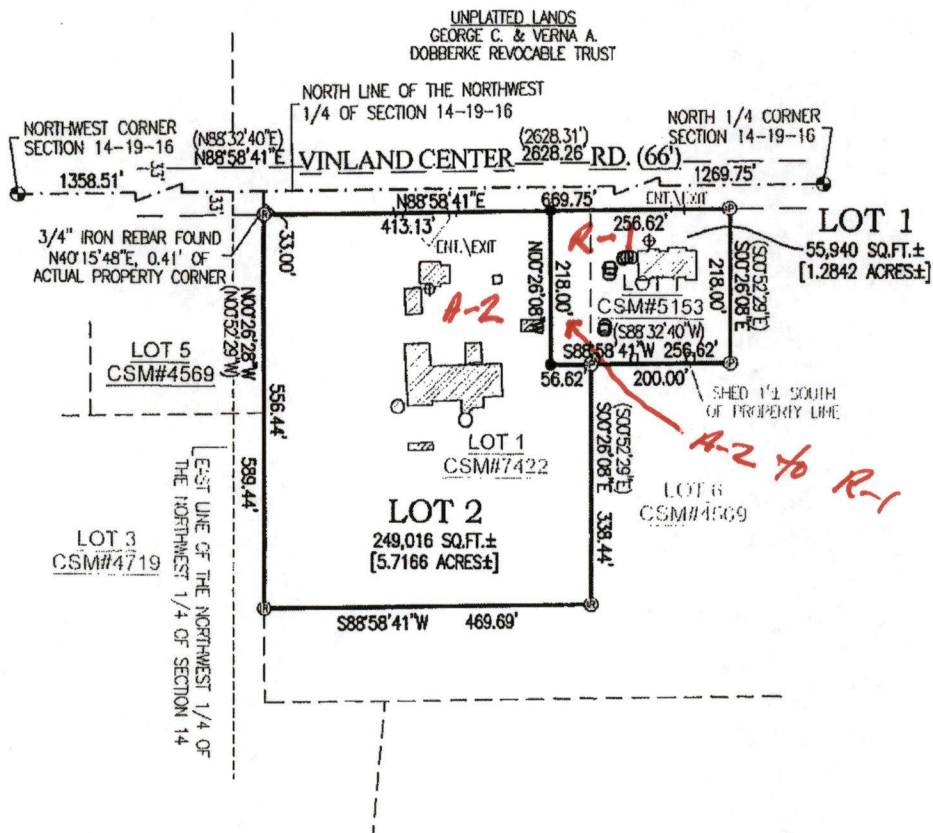
Seller Signature

Print Name:
Date:

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS
RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT
NO. 1780015, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST
1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN
OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

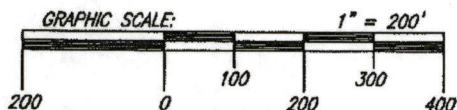
OWNERS OF RECORD:
JAMES PAHLOW
TAX PARCEL #02603080203
AND
CHRISTINE A. PRAHL
TAX PARCEL #02603080201



LEGEND:

- = 1" X 18" I.D. PIPE SET, WEIGHING
1.13 LBS. PER LIN. FT.
- ⊙ = 1" IRON PIPE WITH M&E CAP FOUND
- ⊕ = 3/4" IRON REBAR FOUND
- ⊗ = BERNTSEN MONUMENT FOUND
- () = RECORDED AS
- ⊕ = WELL
- ⊗ = SEPTIC TANK/VENT

GRAPHIC SCALE:



NORTH IS REFERENCED TO THE NORTH LINE OF
THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19
NORTH, RANGE 16 EAST, TOWN OF VINLAND,
WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS
N88°58'41"E PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 DATED: 4-23-2021
DRAFTED BY: (ajd RDD)

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF ERIC HANSON, 3147 VINLAND CENTER ROAD, NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

NOTES:

- 1) THIS CSM CONSISTS OF TAX PARCEL NO. (S): 02603080201 AND 02603080203.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): CHRISTINE A. PRAHL AND JAMES PAHLOW.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1459317 & 1780539.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE TOWN OF VINLAND BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE _____ DAY OF _____, 20____.

TOWN CHAIRPERSON

TOWN CLERK

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP

TOWN TREASURER

DATED

COUNTY TREASURER

DATED

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF VINLAND AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS ____ DAY OF _____, 20 ____.

CHRISTINE A. PRAHL

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20 ____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

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WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS ____ DAY OF _____, 20 ____.

JAMES PAHLOW

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20 ____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

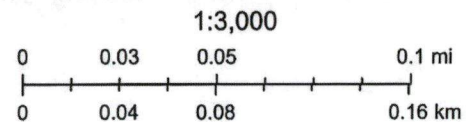
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APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

Site Map



4/22/2021, 8:41:20 AM

- | | |
|--------------------------------------|------------------------------------|
| Adjacent Counties | Navigable - Permanent (checked) |
| Lakes, Ponds and Rivers | Navigable - Intermittent (checked) |
| Navigable Waterways | |
| Navigable - Permanent (unchecked) | Tax Parcel Boundary |
| Navigable - Intermittent (unchecked) | Road ROW |
| Navigable - Stream (unchecked) | Municipal Boundary |
| | Navigable - Stream (checked) |



Winnebago County GIS, Imagery Date: April 2020

Notice sent by mail to the following address's for zoning change:

Eric Hanson – Jim Pahlow 026-0308-02-03. 026-0308-02-01

026-0308, 0308-02-02

MICHELE GRUNDMAN
6461 HWY 76
NEENAH WI 54956

026-0251

DOBBERKE REV TST
6401 DOBBERKE LN
NEENAH WI 54956

026-0250

BRAD STARR
3276 VINLAND CENTER RD
NEENAH WI 54956

026-0310-11

MARK FRIERDICH
3221 VINLAND CENTER RD
NEENAH WI 54956

026-0310-10

BRIAN BAUER
6496 DOBBERKE LN
NEENAH WI 54956

026-0310-09

JILL WEBER
5713 ST IVES
OSHKOSH WI 54904

026-0310-08

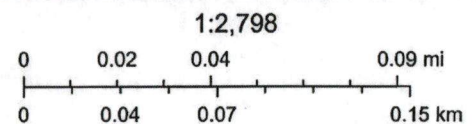
FORBES REV TST
6446 DOBBERKE LN
NEENAH WI 54956

Site Map



4/13/2021, 8:15:55 AM

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020