

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Map Amendment 2023-ZC-6270 filed with the County Clerk by:

DIVINE JOURNEY HOME BUYERS LLC, Town of WINNECONNE and referred to the Planning and Zoning Committee on February 28, 2023 and

WHEREAS, a Public Hearing was held on March 01, 2023, pursuant to mailed and published notice as provided by law on the following:

**PROPERTY INFORMATION:**

*Owner(s) of Property:* DIVINE JOURNEY HOME BUYERS LLC

*Agent(s):* NONE

*Location of Premises Affected:* 7174 LABELLE SHORE RD

*Legal Description:* Being part of NW 1/4 of the NW 1/4 of Section 18, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

*Tax Parcel No.:* 030-0239-06(p)

*Sewer:* Existing; Private System

*Overlay:* Shoreland, floodplain

WHEREAS, Applicant is requesting a rezoning to R-2 Suburban Low Density Residential and

WHEREAS, we have received notification from the Town of WINNECONNE recommending APPROVAL and

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, make the following findings:

- The Town findings were for approval.
- There were no objections
- Proposed use is compatible with adjacent lands.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3)*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending APPROVAL by a vote of 3-0.

AND BE IT FURTHER RESOLVED, after petition was referred back to the committee for reconsideration, the committee hereby refers the petition back to County Board for approval by a vote of 5-0.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed ordinance is hereby:  ADOPTED  DENIED

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 05/001/23**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2023-ZC-6270 as follows:

Being part of NW 1/4 of the NW 1/4 of Section 18, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

FROM: R-1 Rural Residential

TO: R-2 Suburban Low Density Residential

Adopted / Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

Thomas Egan, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ .

\_\_\_\_\_  
JON DOEMEL, COUNTY EXECUTIVE

County Board Supervisory district: 35 - NELSON

**ZONING MAP AMENDMENT**

**POST STAFF REPORT**

**Applicable Ordinance**

- Chapter 23: "The following finds have been made in accordance with section 23.7-114"
- Chapter 27: "The following findings have been made in accordance with section 27.6-7(c)"

1. The Town of WINNECONNE has: APPROVED

- Town action is advisory due to shoreland jurisdiction.
- Town has right of denial per terms of zoning ordinance.
- Town may approve, approve with conditions, or deny in non-shoreland area.

2. Town findings were as follows:

- Town has an adopted land use plan
- Action agrees with Town adopted Town plan  
Town has adopted land use plan.
- Action agrees with Town adopted Town plan.

3. There were no objections.

4. Proposed use is compatible with adjacent lands

**RECOMMENDATION:**

- Approval
- Denial
- Approval with an effective date to be upon the recording of the CSM, but in no case later than 6 month(s) after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

FINAL VOTE: 3-0-2

  
Staff Initials

# REFERRED BACK TO COMMITTEE

Report No: 001

March 21, 2023

## TO THE WINNEBAGO COUNTY BOARD SUPERVISORS

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Map Amendment 2023-ZC-6270 filed with the County Clerk by:

DIVINE JOURNEY HOME BUYERS LLC, Town of WINNECONNE and referred to the Planning and Zoning Committee on March 10, 2023 and

WHEREAS, a Public Hearing was held on March 01, 2023, pursuant to mailed and published notice as provided by law on the following:

### **PROPERTY INFORMATION:**

*Owner(s) of Property:* DIVINE JOURNEY HOME BUYERS LLC

*Agent(s):* NONE

*Location of Premises Affected:* 7174 LABELLE SHORE RD

*Legal Description:* Being part of NW 1/4 of the NW 1/4 of Section 18, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

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WHEREAS, Applicant is requesting a rezoning to R-2 Suburban Low Density Residential and

WHEREAS, we have received notification from the Town of WINNECONNE recommending APPROVAL and

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, make the following findings:

The Town findings were for approval.

There were no objections

Proposed use is compatible with adjacent lands.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3)*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending APPROVAL by a vote of 3-0.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed ordinance is hereby:  ADOPTED  DENIED

---

For the Planning and Zoning Committee

# REFERRED BACK TO COMMITTEE

AMENDATORY ORDINANCE # 03/001/23

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2023-ZC-6270 as follows:

Being part of NW 1/4 of the NW 1/4 of Section 18, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

FROM: R-1 Rural Residential

TO: R-2 Suburban Low Density Residential

Adopted / Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

Thomas Egan, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
JON DOEMEL, COUNTY EXECUTIVE

County Board Supervisory district: 35 - NELSON

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**PART OF THE NORTHWEST 1/4 OF THE NORTHWEST**  
**1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE**  
**15 EAST, TOWN OF WINNECONNE, WINNEBAGO**  
**COUNTY, WISCONSIN.**

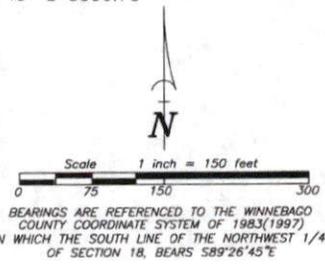
SURVEY FOR:  
 DIVINE JOURNEY HOME BUYERS, LLC.  
 P.O. BOX 193  
 WINNECONNE, WI 54986  
 RENAE STOPAR

NOTE:  
 "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF  
 A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE  
 PUBLIC TRUST IN NAVIGABLE WATERS THAT IS  
 ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE  
 STATE CONSTITUTION."



WEST 1/4 CORNER  
 SECTION 18, T19N-R15E  
 ALUMINUM MONUMENT

- 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
  - △ RAILROAD SPIKE FOUND
  - ▣ 2" O.D. IRON PIPE FOUND
  - ◆ GOVERNMENT CORNER FOUND
  - ( ) RECORDED AS



WISCONSIN  
 DARRYL S. LEHMAN  
 S-3255  
 OSHKOSH  
 WI  
 LAND SURVEYOR  
*Darryl S. Lehman*  
 12-8-2022

| Curve | Radius   | Delta      | Length  | Chord Bearing | Chord   | Tangent In    | Tangent Out   |
|-------|----------|------------|---------|---------------|---------|---------------|---------------|
| 1     | 3852.71' | 001°58'12" | 132.47' | N72°44'56.0"W | 132.46' | N 71°45'50" W | N 73°44'02" W |

**Martenson & Eisele, Inc.**  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 101 West Main Street  
 Omro, WI 54963  
 www.martenson-eisele.com  
 P 920.685.6240 F 920.685.6340

PROJECT NO. 0-2768-001  
 FILE 2768001CSM SHEET 1 OF 3  
 This instrument was drafted by: DSL

**Application #23-ZC-6270**

Date of Hearing:  
March 1, 2023

Owner(s):  
DIVINE JOURNEY HOME  
BUYERS LLC

Subject Parcel(s):  
030023906(P)



Winnebago County  
WINGS Project

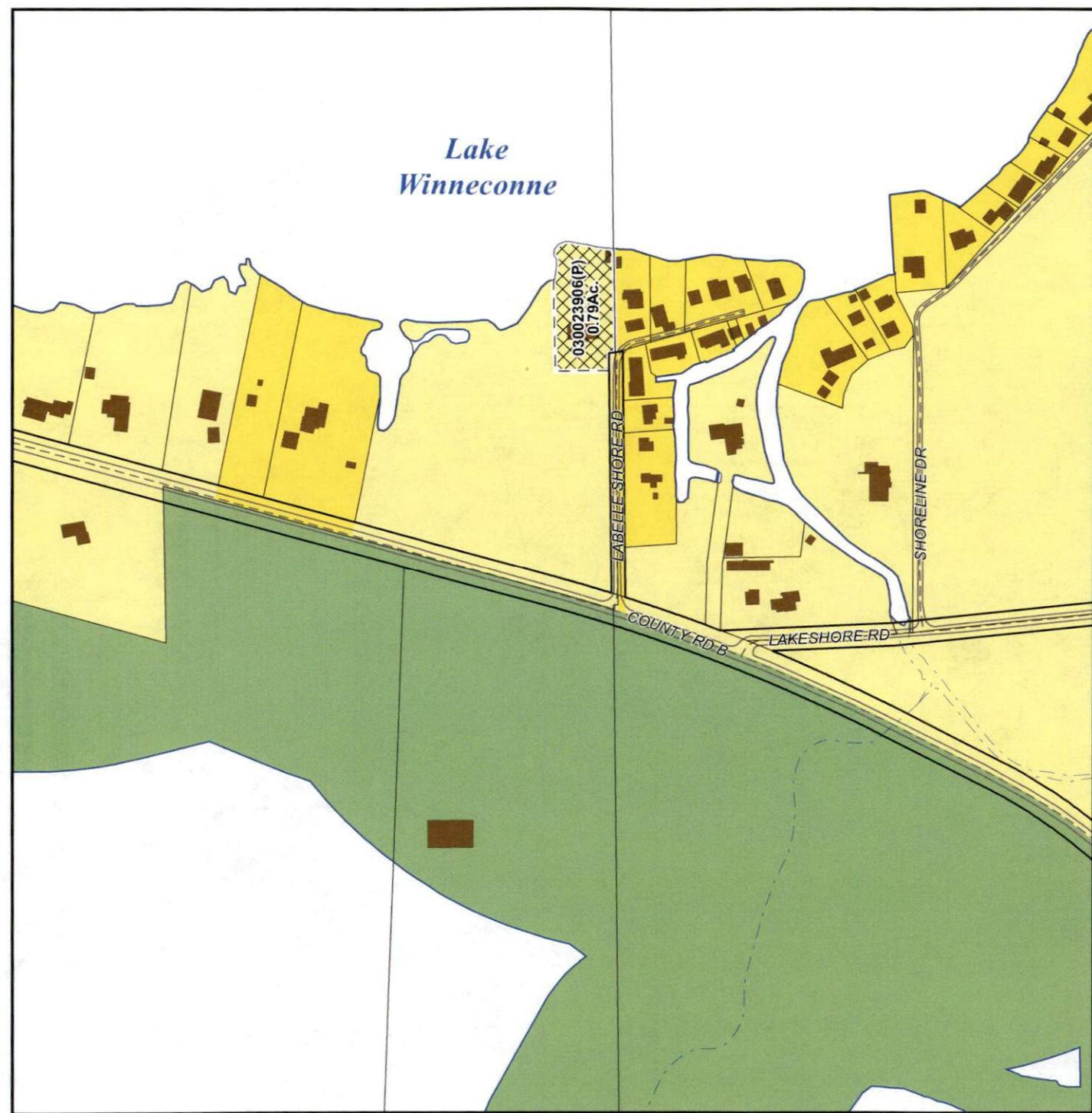
**Scale**  
1 inch : 300 feet

**County Zoning Districts**

|     |     |             |
|-----|-----|-------------|
| R-1 | PDD | B-1         |
| R-2 | A-1 | B-2         |
| R-3 | A-2 | B-3         |
| R-4 | I-1 | M-1         |
| R-8 | I-2 | Town Zoning |

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area



○ = SITE



1 inch : 2,000 feet

**Application #23-ZC-6270**

Date of Hearing:

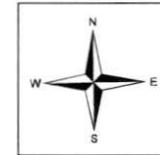
March 1, 2023

Owner(s):

DIVINE JOURNEY HOME  
BUYERS LLC

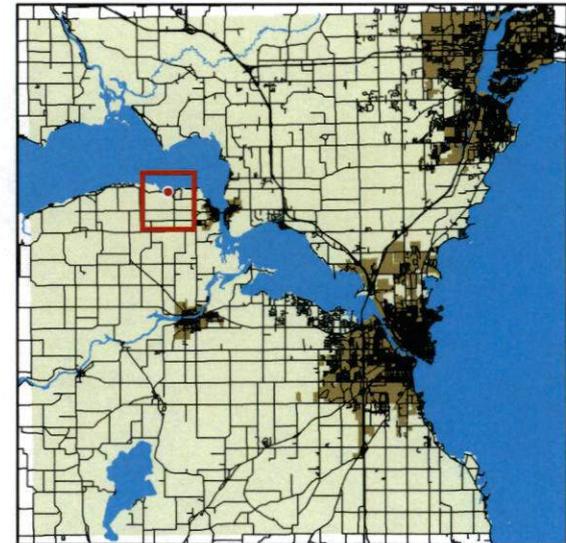
Subject Parcel(s):

030023906(P)



*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**