

DATE: 11/20/18

R E S O L U T I O N

No. 004

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 11/04/18

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of THOMAS & RUTH ZELLMER 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-2 GENERAL AGRICULTURAL DISTRICT** of said ordinance, which it now and heretofore had, to the zoned district of **I-1 LIGHT INDUSTRIAL DISTRICT**.

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 CLAYTON)

PARCEL NO: **028-0671**; FROM **A-2** TO **I-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 _____, 2018.

Mark Harris

County Board Supervisory district **36 - JOAS**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Heinz - Town Zoning Change (Tax ID No: 006-0531-03-02) – Town of Clayton.

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

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

2. Zellmer - Town Zoning Change (Tax ID No: 028-0671) – Town of Winchester.

The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

3. Hansen Rev Tst - Town Zoning Change (Tax ID No: 028-0663-05) – Town of Winchester.

The town zoning change for Hansen Rev Tst is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

4. Dowling - Town Zoning Change (Tax ID No: 018-0083-01 & 018-0083-03) – Town of Oshkosh.

The town zoning change for Dowling is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from R-1 (Single Family Residential) to M-1 (Industrial) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

5. Herman - Town Zoning Change (Tax ID No: 018-0083-03) – Town of Oshkosh.

The town zoning change for Herman is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from M-1 (Industrial) to B-1 (Business) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

6. Lichtenberg - Town Zoning Change (Tax ID No: 006-0331-04) – Town of Clayton.

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

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

028-0671 A-2 to I-1
FLU: Non-Res

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



August 17, 2018

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 submitted by Thomas P Zellmer and Ruth J Zellmer, 308 Lopas Street, Menasha, WI for a the property located at Mud Creek Road, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0671, Sec. 23, T20N-R15E NW SE & PT SW NE DESC AS LOT 1 OF CSM-6526 24.96 Acres, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to I-1 (Light Industrial District).

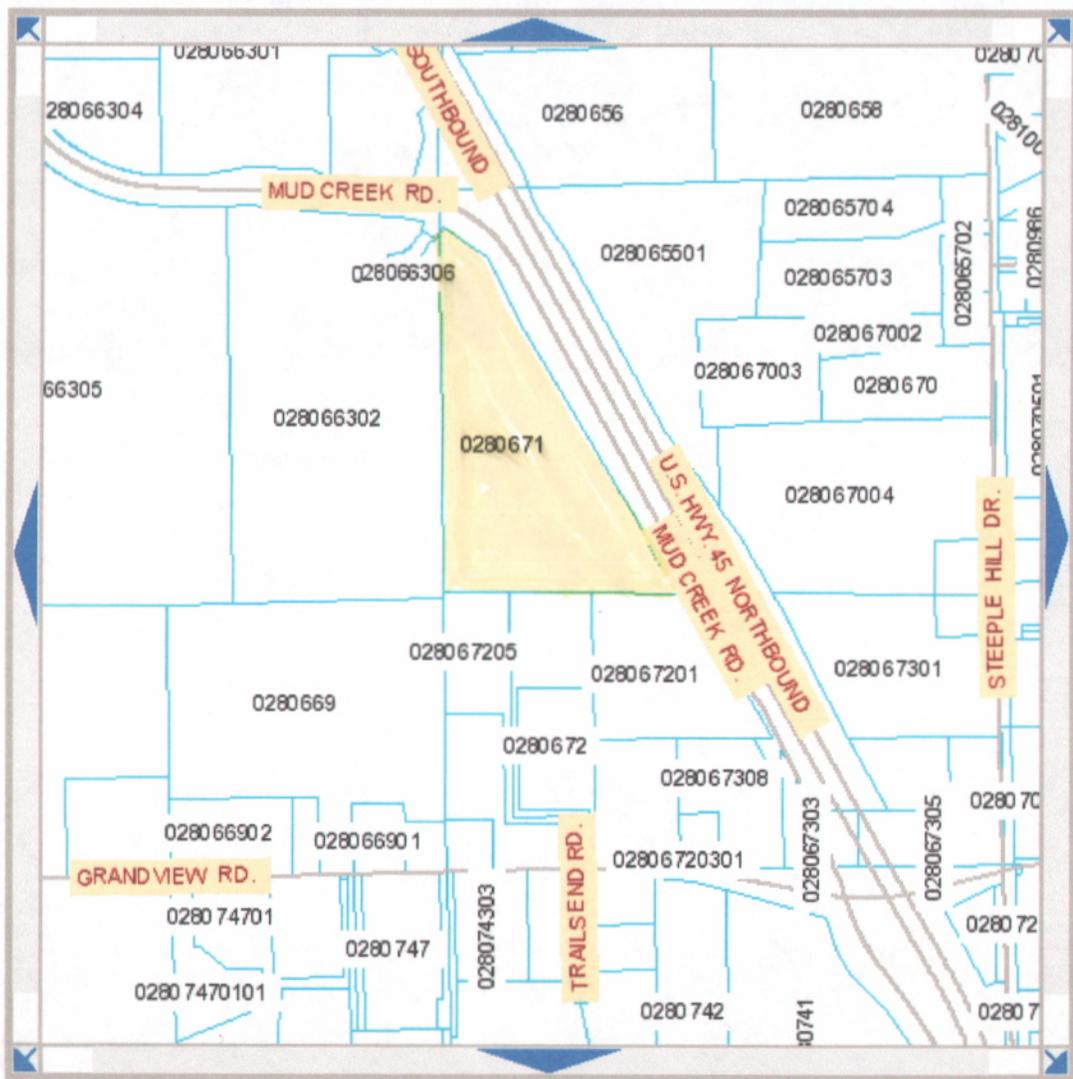
Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

Winnebago County GIS Viewer and Property Profiler



*** Powered by Mapserver ***

- Property Profile & Display Options
- Search Options Menu
- Locator Map

Property Information Profile

← Check This Box then click a property to initiate a 'Property Profile'. Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Display Options

Draw	Label	Symbology & Layer Names
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2009)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	114' Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	366 Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Official Mapped Rds.
<input type="checkbox"/>	<input type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroads
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rights-Of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DR. Street Name Text
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

= Not Applicable for this Layer.

Zoom In



D
R
A
W
M
A
P

Zoom Out

1568468
 REGISTER'S OFFICE
 WINNEBAGO COUNTY, WI
 RECORDED ON
 03/29/2011 11:49AM
 UP: 1 P. 65210
 JULIE PABEL
 REGISTER OF DEEDS
 RECORDING FEE 30.00
 TRANSFER FEE
 1 OF PAGES 3

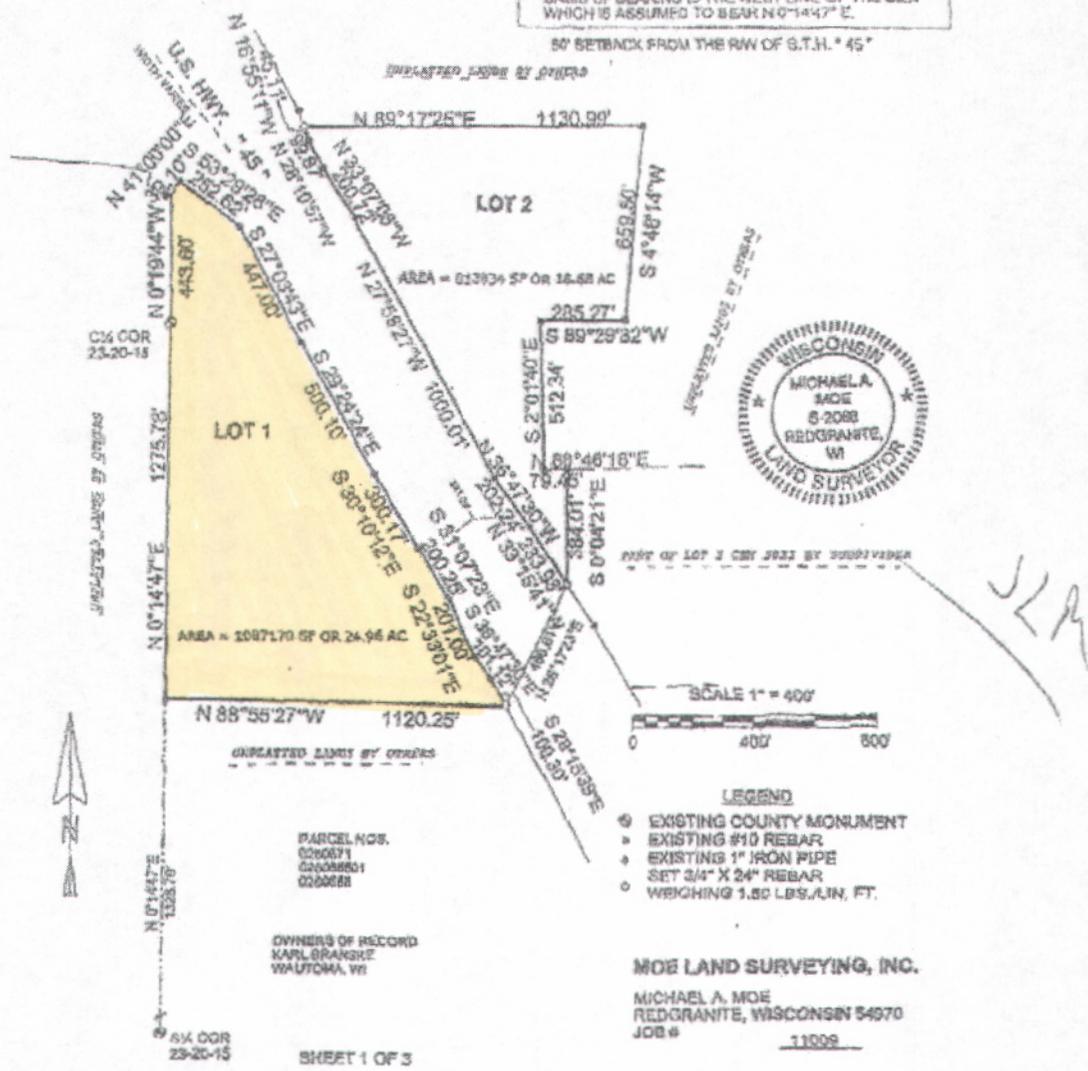
WINNEBAGO COUNTY CERTIFIED SURVEY MAP # 6526 V / P 6526

PART OF THE SE 1/4 NE 1/4, PART OF THE SW 1/4 NE 1/4, AND PART OF THE NW 1/4 SE 1/4, SECTION 23, T.20N., R.15E., TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

THIS LAND WITH THEREIN IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED DOCUMENT: 87805 & 87806

Michael A. Moe
 Michael A. Moe RLS #2088
 February 16, 2011
 Crafted by MD Verstegen
 (SEE SHEET 2 OF 3)

BASIS OF BEARING IS THE WEST LINE OF THE SEM WHICH IS ASSUMED TO BEAR N 0° 14' 47" E.
 50' SETBACK FROM THE RW OF S.T.H. # 45



Town of Winchester

Ordinance 2018-03

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 Owner:

Thomas P and Ruth J Zellmer, 308 Lopas Street, Menasha, WI 54952

Legal description of property:

The property located at Mud Creek Road, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0671, Sec. 23, T20N-R15E NW SE & PT SW NE DESC AS LOT 1 OF CSM-6526 24.96 Acres, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to I-1 (Light Industrial 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 this parcel in Highway Commercial and Town Core Districts.
3. I-1 (Light Industrial District) zoning is not inconsistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 to I-1 is not inconsistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

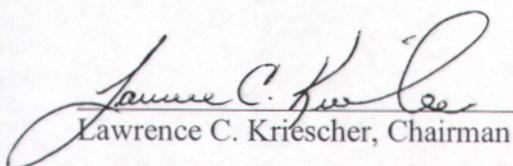
The above described property is hereby rezoned from:

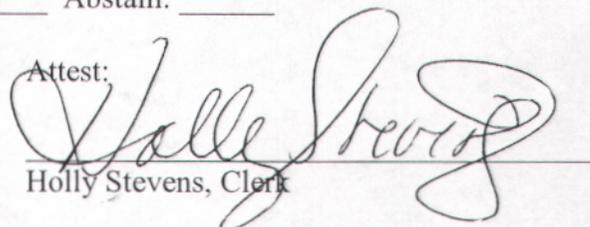
A-2 (General Agricultural District) to I-1 (Light Industrial District)

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 21st, day of August, 2018

Vote: Yes: 2 No: 0 Absent: 1 Abstain: 0


Lawrence C. Kriescher, Chairman

Attest:

Holly Stevens, Clerk