

DATE: 04/20/21

# R E S O L U T I O N

No. 006

To The Board of Supervisors of Winnebago County, Wisconsin:

## AMENDATORY ORDINANCE 04/06/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Black Wolf in accordance with the petition of Joshua & Carly Parker 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: **004-0505-02**; 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jon Doemel

County Board Supervisory district **32 - Keller**

**CARY A ROWE**  
Zoning Administrator

zoningdepartment@co.winnebago.wi.us



**Winnebago County**  
Zoning Department  
*The Wave of the Future*

112 OTTER AVE, PO BOX 2808  
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344  
FOX CITIES (920) 727-2880  
FAX (920) 232-3347

**MEMO FOR P & Z MEETING AGENDA OF MARCH 5, 2021**

**TO:** Planning & Zoning Committee

**FM:** Zoning Administrator

**RE:** Review of Town Zoning Changes

1. Thomas Vrhovnik - Town Zoning Change (Tax ID No: 004-0497-03) – Town of Black Wolf.

The town zoning change for Thomas Vrhovnik 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 shows future land use as Agricultural & Rural and Environmental.

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

*Approved 5-0*

2. Thomas & Patti Fenner - Town Zoning Change (Tax ID No: 004-0434-02) – Town of Black Wolf.

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

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

*Approved 5-0*

3. Rodney & Paula Measure - Town Zoning Change (Tax ID No: 004-0175-01) – Town of Black Wolf.

The town zoning change for Rodney & Paula Measure 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 use as Residential and Environmental.

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

*Approved 5-0*

4. Kenneth Kreiter - Town Zoning Change (Tax ID No: 004-0144-02) – Town of Black Wolf.

The town zoning change for Kenneth Kreiter 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 use as Residential.

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

*Approved 5-0*

5. Keith & Amber Schneider - Town Zoning Change (Tax ID No: 004-0288-01-02) – Town of Black Wolf.

The town zoning change for Keith & Amber Schneider 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 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 Residential.

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

*Approved 5-0*

6. Joshua & Carly Parker - Town Zoning Change (Tax ID No: 004-0505-02) – Town of Black Wolf.

The town zoning change for Joshua & Carly Parker 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) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*

7. John Willeford - Town Zoning Change (Tax ID No: 004-0196-06-01) – Town of Black Wolf.

The town zoning change for John Willeford 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) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*

8. Town of Clayton - Town Zoning Change (Tax ID No: 006-0340-03) – Town of Clayton.

The town zoning change for Town of Clayton is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to P-1 (Public Institutional) and Winnebago County's future land use plan shows future land use as Non-Residential.

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

*Approved 5-0*

9. Luke & Ashley Herriges - Town Zoning Change (Tax ID Nos: 006-0040-07-01, 006-0040-07-02, 006-0040-07-03, 006-0040-07-04) – Town of Clayton.

The town zoning change for Luke & Ashley Herriges is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to RR (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*



# Town of Black Wolf

A-2 (General Farming)  
to R-1 (Rural Residential)  
FLU: Ag & Rural

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

## ZONING CHANGE SUBMITTAL FORM

- Name of Property Owner: Joshua and Carly Parker  
Address of Owner: 1027 Martin Ave  
Fond du Lac, WI 54935
- Name of Applicant: Leon Luker  
Address of Applicant: 7558 Swiss Rd  
Oshkosh, WI 54902
- Legal Description of area to be rezoned (attach CSM, if applicable): Lot 2 of CSM #5289
- Tax Parcel Number (if existing parcel): 004-0505-02
- Section: 31 Town: 17 N Range: 17 E
- Existing Zoning: A-2 Name of District: General Farming
- 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.

> A minimum of 10 acres is required for A-2 Zoning in the Town of Black Wolf

> The CSM (#5289) creating this 2.0 Acre parcel has been approved.

> This zoning change is required to make the zoning conform with the Town's Zoning Ordinance.

> There are 9 parcels within 1000 ft Zoned Residential

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on July 1, 2021, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen  
Thomas G. Verstegen

Date: 2/8/2021

PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 31, T17N, R17E,  
IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

C. 1/4 CORNER  
SECTION 31  
(BERNTSEN MONUMENT)

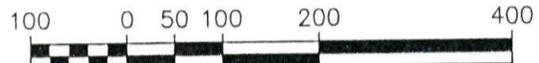
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH  
OF A FOOT.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 31-17-17,  
WHICH HAS AN ASSUMED BEARING OF NORTH 89°42'02" WEST.

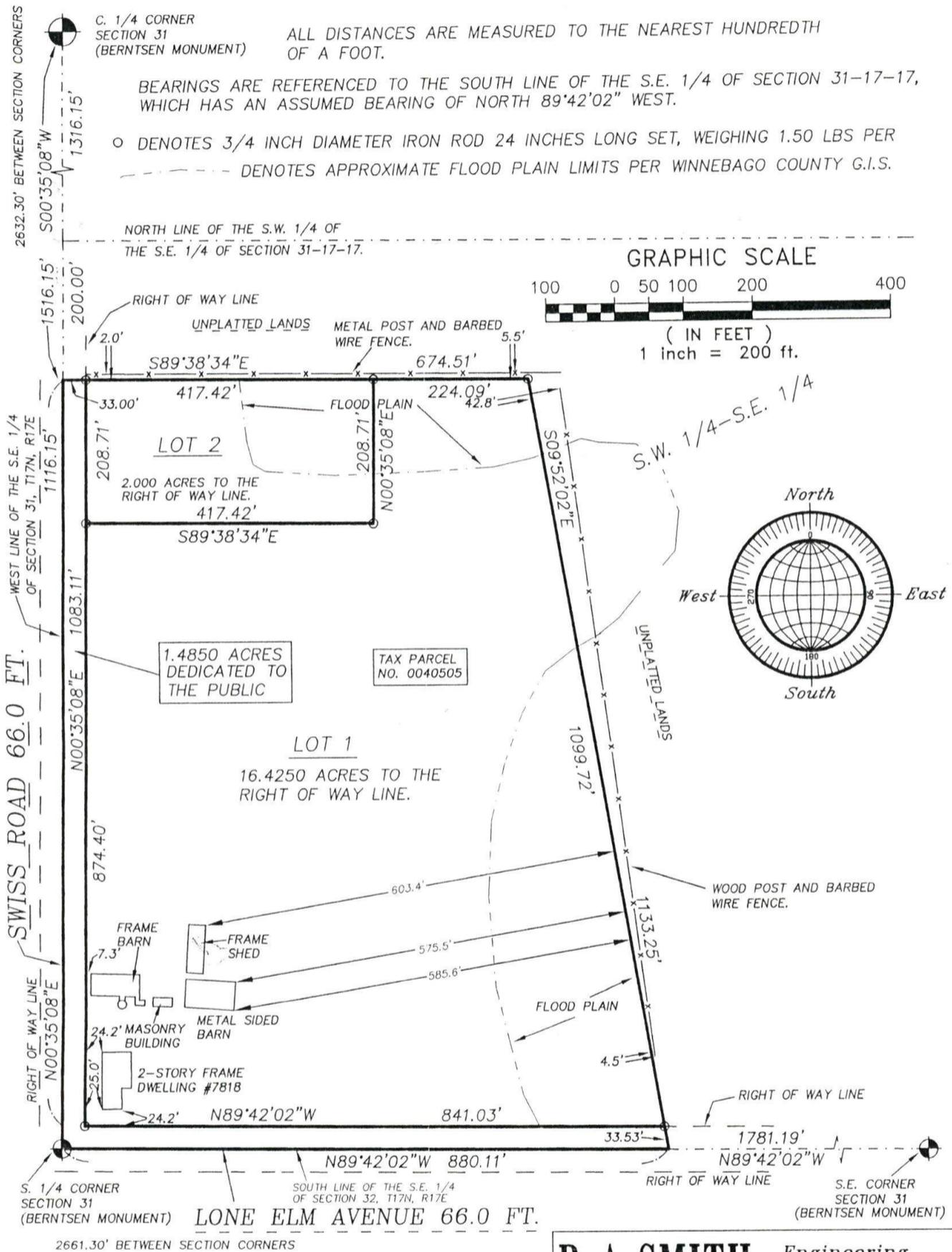
○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER  
----- DENOTES APPROXIMATE FLOOD PLAIN LIMITS PER WINNEBAGO COUNTY G.I.S.

NORTH LINE OF THE S.W. 1/4 OF  
THE S.E. 1/4 OF SECTION 31-17-17.

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



1.4850 ACRES  
DEDICATED TO  
THE PUBLIC

TAX PARCEL  
NO. 0040505

LOT 1  
16.4250 ACRES TO THE  
RIGHT OF WAY LINE.

LOT 2  
2.000 ACRES TO THE  
RIGHT OF WAY LINE.

**R. A. SMITH** Engineering  
& ASSOCIATES, INC. driven by vision

920-231-3119 fax 231-9872  
2850 UNIVERSAL STREET  
OSHKOSH, WI. 54904

**Land Surveying**

SURVEY DRAWING NO.	3575B
SURVEY PROJECT NO.	7003575
ENGINEERING PROJECT NO.	
DATE:	MAY 29, 2003

