

DATE: 07/17/18

R E S O L U T I O N

No. 8

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 8

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF OSHKOSH in accordance with the petition of BILL MONTEITH 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 OSHKOSH, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 GENERAL FARMING DISTRICT** of said ordinance, which it now and heretofore had, to the zoned district of **B-3 GENERAL BUSINESS 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: 018-0587-26(p), 018-0586-27(p); FROM A-2 TO B-3

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 12



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

zoningdepartment@co.winnebago.wi.us

Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JUNE 8, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Monteith - Town Zoning Change (Tax ID No: 018-0587-26 (pt) & 018-0586-27(pt))
– Town of Oshkosh.

The town zoning change for Monteith is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from A-2 (General Farming District) to B-3 (General Business District) 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. *M 62 B D 2 5-0*

2. Jaeger - Town Zoning Change (Tax ID No: 026-0300-12-02) – Town of Vinland.

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

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

3. Radloff - Town Zoning Change (Tax ID No: 024-0225-01-02) – Town of Utica.

The town zoning change for Radloff is consistent with Winnebago County's Land Use Plan. The Town of Utica approved the zoning change from A-2 (General Agricultural District) to RR (Rural Residential Recreational Mixed Use) and Winnebago County's land use plan shows future land use as Residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

018-0587-26(Pt) > A-2 to B-3
 018-0587-27(Pt) FLU: Non-res (cash)

Received

FEB 19 2018

Town of Oshkosh
Zoning Change/Amendment Application

Town of Oshkosh
 Winnebago, WI

Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # _____ ID Number _____
 (Please print using black ink for duplication purposes)

A. CONTACT INFORMATION**1.) PROPERTY OWNER:**

Name: Bill Montreth
 Mailing Address: 4735 Island View Dr. Oshkosh, WI 54901
 Phone: _____ Cell: 920-420-1354 Email: wam@new.rr.com

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notice sign, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature: WA Montreth Date: 2-7-18

2.) APPLICANT INFORMATION (If different than owner):

Name: Bob Reider - Carol Land Surveying
 Mailing Address: 615 N. Lyndale Dr. Appleton, WI 54901
 Phone: 920-731-4168 Cell: 920-915-5466 Email: bobr@carolandsurveying.com

B. PROPERTY INFORMATION:

- 1.) Tax Key/Parcel #: 018-0587-26(14)
018-0587-27(Pt)
- 2.) Lot _____ Block _____ Subdivision _____ or CSM# _____
 Section 30 Town 19 North _____ Range 17 East Acres _____
- 3.) Location of Property: 4870 County Rd "A"
- 4.) Zoning (Existing): A-2 Zoning Proposed: B-3
- 5.) Use (Existing): Storage
 Use (Proposed): Storage
- 6.) Existing Sewer: Septic _____ Mound _____ Holding Tank _____ Municipal _____ or Needed _____
- 7.) Proposed site plan AND map of existing location as described in instructions included: _____

C.) REASONS FOR CHANGE:

Describe the MAIN USE:

Storage Buildings & Roofing Company

A836.181-17

Describe the PROPOSED USE:

Storage or Roofing Business

Describe the essential services (sewer, water, streets, etc.) for present and future uses:

All existing

Describe why the proposed use would be the highest and best for the property:

Matches what is there now

Describe the property use compatibility with surrounding land use:

Matches what is there now

A Public Hearing will be set upon the receipt of applications Z-100 & Z-101 including supplemental material and payment, whereas the applicant will furnish necessary information to the Zoning Administrator for processing of this application.

I ACCEPT THESE TERMS AND HEREBY SUBMIT THE APPLICATION FOR APPROVAL:

SIGNED:

William A. Monteith

DATE: 2-7-18

Print name:

William A. Monteith

Date Application Received by Zoning Administrator:

Received

Zoning Administrator signature:

FEB 19 2018

Town of Oshkosh
Winnebago, WI



A036.181-17

PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD

Town Plan Commission Secretary: _____ Date: _____

Town Plan Commission Chair: _____ Date: _____

Decision Date: March 22, 2018

Approved ☒ Denied ☐

Published Dates of public hearing (class 2 notice): March 6 & 13, 2018

Reasons for findings, including any stipulations or conditions: Stated in Minutes

FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD

Town Clerk: Jennifer Minter Date: 3-26-18

Town Board Chairman: _____ Date: _____

Decision Date: March 26, 2018

Approved ☒ Denied ☐

Resolution Number to Ordinance Zoning Map change: 01-2018

Reasons for findings, including any stipulations or conditions:
Stated in Resolution

A836.181-17

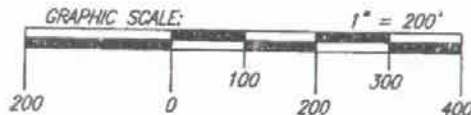
"REZONING MAP"

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6654 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6654 AS DOCUMENT NO. 1610669 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5000 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5000 AS DOCUMENT NO. 1181761, LOCATED IN GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 30, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1/2" SOLID ROUND IRON REBAR FOUND
- ⊕ = 1" I.D. ROUND IRON PIPE FOUND
- ⊙ = BERNTSEN MONUMENT
- () = RECORDED AS BEARING AND/OR DISTANCE
- x- = EXISTING FENCE

GRAPHIC SCALE:

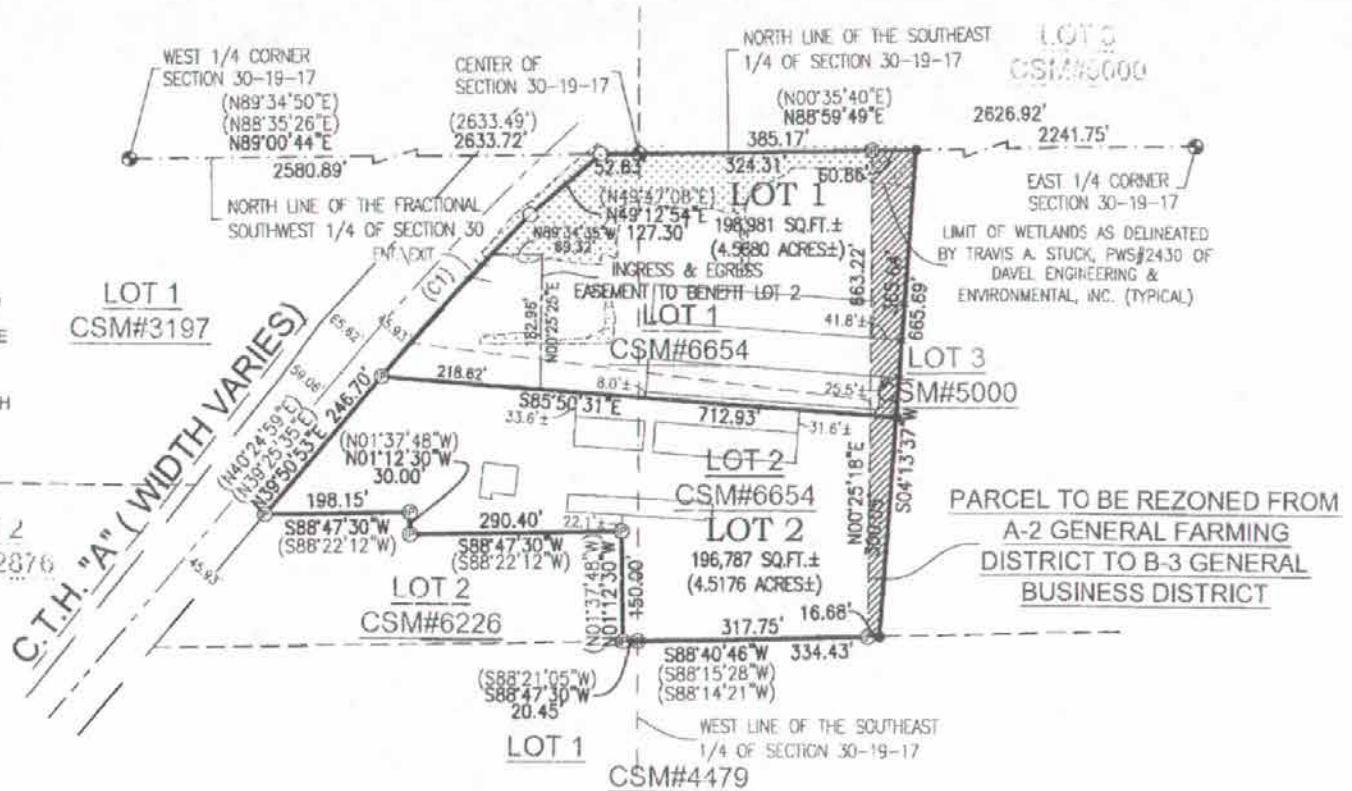


NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°00'44"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

OWNERS OF RECORD:
MONTEITH PROPERTIES, LLC
PARCEL ID: 01805871904 & 018057405
AND
WILLIAM A. MONTEITH
PARCEL ID: 0180587

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	3234.90	05°20'26"	301.52	N42°31'06"E	301.41	N39°50'53"E N45°11'19"E



CAROW LAND SURVEYING CO., INC.

615 N. LYNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE	1" = 200'
DRAWN BY	RDD
PROJECT NO.	A836.181-1-17



FEBRUARY 9, 2018

615 N. Lynndale Drive.
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4188
Fax (920) 731-5873

RE: BILL MONTEITH
A836.181-17

DESCRIPTION OF PARCEL TO BE REZONED FROM A-2 TO B-3:

A PARCEL OF LAND BEING PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 500 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5000 AS DOCUMENT NO. 1181761, LOCATED IN GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SECTION 30; THENCE $S88^{\circ}59'49''W$, 2241.75 FEET ALONG THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30 TO THE POINT OF BEGINNING; THENCE $S04^{\circ}13'37''W$, 665.69 FEET TO THE SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5000; THENCE $S88^{\circ}40'46''W$, 16.68 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6654; THENCE $N00^{\circ}25'18''E$, 663.22 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30; THENCE $N88^{\circ}59'49''E$, 60.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.5900 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**TOWN OF OSHKOSH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE TOWN OF OSHKOSH will conduct PUBLIC HEARINGS at **6:00 P.M. on THURSDAY, MARCH 22, 2018**, in the TOWN HALL located at 230 E. COUNTY RD. Y, OSHKOSH, WI 54901. The purpose of the Public Hearings is to RECEIVE PUBLIC COMMENT regarding the following RE-ZONING application:

- A. THE PETITIONERS: Applicant: BOB REIDER (KAROW LAND SURVEYING), 615 N LYNNDAL DR., APPLETON, WI 54912 and Property Owner: WILLIAM MONTIETH, 4735 Island View Dr., Oshkosh WI 54901 request that the following property be rezoned from A-2 (General Farming District) to B-3 (General Business District), property located at 4870 County Road A, Oshkosh WI 54901; specifically described as Tax ID #018-0587, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SECTION 30; THENCE S88°59'49"W, 2241.75 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 30 TO THE POINT OF BEGINNING; THENCE S04°13'37"W, 665.69 FEET TO THE SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5000; THENCE S88°40'46"W, 16.68 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6654; THENCE N00°25'18"E, 663.22 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 30; THENCE N88°59'49"E, 60.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.5900 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

All interested parties and any objections to the granting of this request will be heard at the Public Hearing.

Dated this 27TH, day of February 2018.

Published on March 6, 2018
And March 13, 2018
Jeannette Merten, Town Clerk
Town of Oshkosh

STATE OF WISCONSIN
BROWN COUNTY

Received

MAR 22 2018

TOWN OF OSHKOSH

**Town of Oshkosh
Winnebago, WI**

1076 COZY LN
OSHKOSH

WI 549011404

Being duly sworn, doth depose and say that she/he is an authorized representative of the Oshkosh Northwestern, a daily newspaper published in the city of Oshkosh, in Winnebago County, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on

Account Number: GWM-N5839
Order Number: 0002762112
No. of Affidavits: 1
Total Ad Cost: \$69.75
Published Dates: 03/06/18, 03/13/18

(Signed)



Legal Clerk

(Date)

3-20-17

Signed and sworn before me

BERGEN GORNOWICH
Notary Public
State of Wisconsin

My commission expires

12/14/2021

TOWN OF OSHKOSH
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE TOWN OF OSHKOSH will conduct PUBLIC HEARINGS at 8:00 P.M. on THURSDAY, MARCH 22, 2018, in the TOWN HALL located at 230 E. COUNTY RD. Y, OSHKOSH, WI 54901. The purpose of the Public Hearings is to RECEIVE PUBLIC COMMENT regarding the following RE-ZONING application:
A. THE PETITIONERS: Applicant: BOB REIDER (KAROW LAND SURVEYING), 815 N LYNDALE DR., APPLETON, WI 54912 and Property Owner: WILLIAM MONTIETH, 4735 Island View Dr., Oshkosh WI 54901 request that the following property be rezoned from A-2 (General Farming District) to B-3 (General Business District), property located at 4870 County Road A, Oshkosh WI 54901; specifically described as Tax ID #018-0587 DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30; THENCE S88°09'40"W, 2241.75 FEET ALONG THE NORTH LINE OF THE SOUTH-EAST 1/4 OF SECTION 30 TO THE POINT OF BEGINNING; THENCE S04°13'37"W, 685.69 FEET TO THE SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5000; THENCE S88°40'46"W, 16.68 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6854; THENCE N00°25'18"E, 663.22 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH-EAST 1/4 OF SECTION 30; THENCE N69°09'49"E, 60.88 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.5900 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
All interested parties and any objections to the granting of this request will be heard at the Public Hearing. Dated this 27TH day of February 2018. Jeannette Merlan, Town Clerk
Town of Oshkosh
Run: March 6 & 13, 2018: WNA:LP

TOWN OF OSHKOSH

Re: PH 3/22

**RESOLUTION 01-2018
TOWN OF OSHKOSH
Winnebago County, Wisconsin**

WHEREAS, the town board of the Town of Oshkosh met at a regular town board meeting on March 26, 2018;

WHEREAS, the board made a motion carried unanimously to approve the follow:

THE PETITIONERS:

Applicant: ROB REIDER (CAROW LAND SURVEYING), 615 N LYNNDAL DR
APPLETON WI 54912 and

Property Owner: WILLIAM MONTEITH, 4735 Island View Dr., Oshkosh WI 54901
request that the following property be rezoned from:

Agricultural A-2 to Industrial B-3,

property located at 4870 County Road A, Oshkosh WI 54901; specifically described as
Parcel ID # 018-0587,

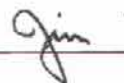
A. COMMENCING AT THE EAST ¼ CORNER OF SECTION 30; THENCE S88°59'49"W,
2241.75 FEET ALONG THE NORTH LINE OF THE SOUTHEAST
¼ OF SECTION 30 TO THE POINT OF BEGINNING; THENCE
S04°13'37"W, 665.69 FEET TO THE SOUTH LINE OF LOT 3 OF
CERTIFIED SURVEY MAP NO. 5000; THENCE S88°40'46"W,
16.68 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF
CERTIFIED SURVEY MAP NO. 6654; THENCE N00°25'18"E,
663.22 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF
THE SOUTHEAST ¼ OF SECTION 30; THENCE N88°59'49"E,
60.86 FEET ALONG SAID NORTH LINE TO THE POINT OF
BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.5900
ACRES OF LAND MORE OR LESS. SUBJECT TO ALL
EASEMENTS AND RESTRICTIONS OF RECORD.

APPROX. 04.96 ACRES, Town of Oshkosh, County of Winnebago, State of Wisconsin.

WHEREAS, the reason for findings were the rezoning request meets the town's future long
range zoning and is compatible with the area reflecting the same findings that the Town of
Oshkosh Planning & Zoning Committee determined through their hearing process.

FURTHERMORE, the town board requests Winnebago County to reflect the determination on
the town's current zoning map.

Dated this 26th day of March 2018

 **Jim Erdman - Town Chair**
Jim Erdman, Town Chair


Attest: Jeannette Merten, Town Clerk
Town of Oshkosh

PETITION FOR
ZONING CHANGE/AMENDMENTTO: Town of Oshkosh Board
1076 Cozy Lane
Oshkosh, WI 54901

The undersigned owner(s) of the property herein described petitions your honorable body for an amendment to the Town of Oshkosh Zoning Ordinance and Map to effect a change in the Zoning Classification of real estate in the Town of Oshkosh, Winnebago County, Wisconsin, more particularly described in summary as follows, to-wit:

From A-2 zoning district to B-3 zoning districtper Certified Survey Map Number _____ CSM Approved by town 2-26-18Location of property by address/parcel number: 0180587The land described above will be used for Storage Buildings

If the amendment is adopted.

Dated this Feb day of 27, 20 18

Respectfully submitted:

William Montieth
(Name printed)4735 Island View Dr.
(Address)Oshkosh, WI 54901
(City, State, Zip)Will Montieth
(Legal Signature)**Received**
FEB 19 2018
Town of Oshkosh
Winnebago, WIA836.1B1-17