



## Winnebago County

Zoning Department

*The Wave of the Future*

### MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 1, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Kevin Hoppe - Town Zoning Change (Tax ID No: 006-0849-01) – 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 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. Jack Borchert - Town Zoning Change (Tax ID No: 006-0317-01 & 006-0318-02) – Town of Clayton.

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

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

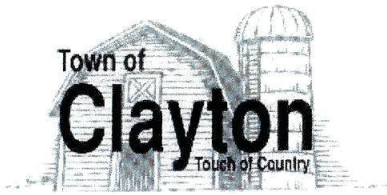
3. Brett Gelbach - Town Zoning Change (Tax ID No: 018-0414-05 and 018-0408-01) – Town of Oshkosh.

The town zoning change for Gelbach 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 (City of Oshkosh Future Land Use Plan – Draft) under the extra-territorial jurisdiction of the City of Oshkosh.

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

A-2 to R-1 FLU's Approval



Friday, August 30<sup>th</sup>, 2019

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.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning application submitted by Kevin and Nancy Hoppe, for property located at 7674 Center Road and specifically described as Tax ID# 006-0849-01, being a part Section 34, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to R-1 (Rural Residential District)

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Richard Johnston  
Town Administrator/Clerk

CC County Clerk, Sue Ertmer



# TOWN OF CLAYTON

## ORDINANCE 2019-011

### ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE MAP

**WHEREAS,** one or more applications for amendments to the Map of the Town of Clayton 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 amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

**WHEREAS,** the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 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 7 of the Town of Clayton Zoning Code of Ordinances; and

**NOW, THEREFORE BE IT ORDAINED THAT,** the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

**Section 1:** The Official Zoning Map of the Town of Clayton is amended as follows:

**Property Owner:**

Kevin and Nancy Hoppe, 7674 Center Road, Neenah, WI 54956.

**Legal description of property:**

For property located at 7674 Center Road and specifically described as Tax ID# 006-0849-01, being a part Section 34, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.


**The above described property is hereby rezoned from:**


The application is to re-zone the property from A-2 (General Agricultural District) to R-1 (Rural Residential District)

**Section 2:** This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 21<sup>st</sup>, day of August, 2019

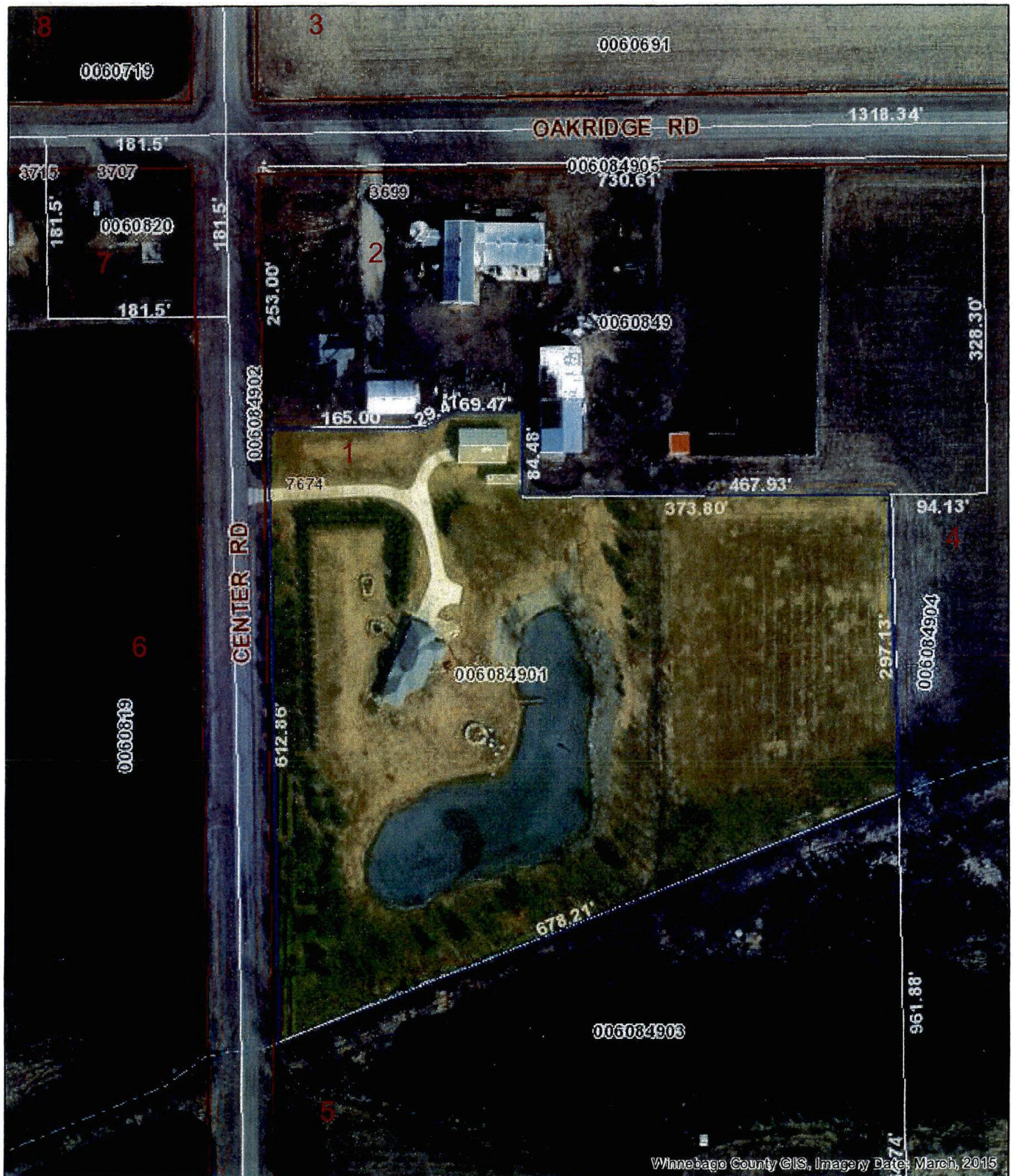
Vote: Yes: 5 No: 0 Abstain: 0 Absent: 0

  
Russell D. Geise, Chair

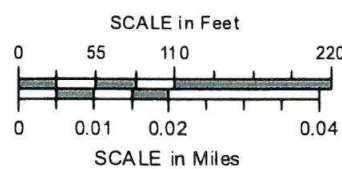
ATTEST:  
  
Holly Stevens, Town Clerk



# ReZoning 006-0849-01 7674 Center Road



July 25, 2019



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# WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO.

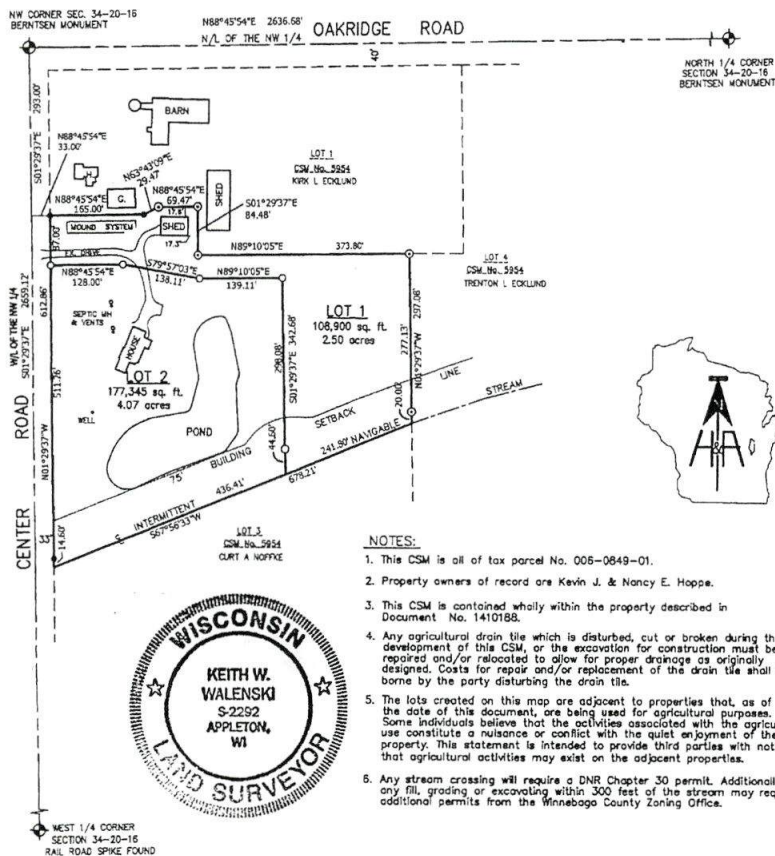
ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 5954, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, T20N, R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

Prepared for: Kevin Hoppe  
7674 S. Center Road  
Oshkosh, WI 54904

## LEGEND

- = 3/4" x 24" REBAR SET  
WEIGHING 1.502 LBS./LIN. FT.
- ⊙ = 1" IRON PIPE FOUND
- = 3/4" REBAR FOUND

Bearings are referenced to the West line of the NW 1/4, Section 34-20-16, recorded to bear N01°29'37"W per C.S.M. No. 5954 and N01° 04' 37"W, per the Winnebago County Coordinate System.



## NOTES:

1. This CSM is all of tax parcel No. 005-0649-01.
2. Property owners of record are Kevin J. & Nancy E. Hoppe.
3. This CSM is contained wholly within the property described in Document No. 1410188.
4. Any agricultural drain tile which is disturbed, cut or broken during the development of this CSM, or the excavation for construction must be repaired and/or relocated to allow for proper drainage as originally designed. Costs for repair and/or replacement of the drain tile shall be borne by the party disturbing the drain tile.
5. The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.
6. Any stream crossing will require a DNR Chapter 30 permit. Additionally, any fill, grading or excavating within 300 feet of the stream may require additional permits from the Winnebago County Zoning Office.



*Keith W. Walenski* 8-5-19  
Keith W. Walenski PLS 2292 Date







## Winnebago County

Zoning Department

*The Wave of the Future*

### MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 1, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Kevin Hoppe - Town Zoning Change (Tax ID No: 006-0849-01) – 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 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. Jack Borchert - Town Zoning Change (Tax ID No: 006-0317-01 & 006-0318-02) – Town of Clayton.

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

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

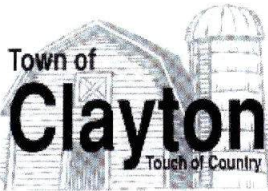
3. Brett Gelbach - Town Zoning Change (Tax ID No: 018-0414-05 and 018-0408-01) – Town of Oshkosh.

The town zoning change for Gelbach 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 (City of Oshkosh Future Land Use Plan – Draft) under the extra-territorial jurisdiction of the City of Oshkosh.

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





Friday, September 27<sup>th</sup>, 2019

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.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning application submitted by Jack Borchert, 6965 Thornberry Trail, Oshkosh, for property located at 3128 Fairview Road and specifically described as Tax ID# 006-0317-01 and Tax ID# 006-0318-02, being a part Section 11, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-2 (Suburban Residential District) and A-2 (General Agricultural District) to I-2 (Heavy Industrial District)

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Richard Johnston  
Town Administrator

CC County Clerk, Sue Ertmer

**TOWN OF CLAYTON**

**ORDINANCE 2019-012**

**ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE  
MAP**

**WHEREAS,** one or more applications for amendments to the Map of the Town of Clayton 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 amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

**WHEREAS,** the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 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 7 of the Town of Clayton Zoning Code of Ordinances; and

**NOW, THEREFORE BE IT ORDAINED THAT,** the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

**Section 1:** The Official Zoning Map of the Town of Clayton is amended as follows:

**Property Owner:**

Jack Borchert, 6965 Thornberry Trail, Oshkosh, WI 54904.

**Legal description of property:**

For property located at 3128 Fairview Road and specifically described as Tax ID# 006-0317-01 and Tax ID# 006-0318-02, being a part Section 11, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

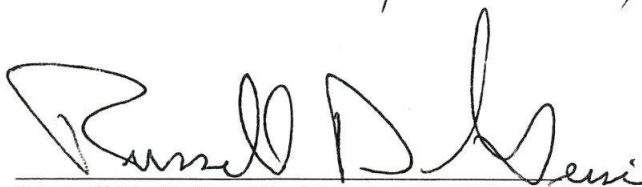
**The above described property is hereby rezoned from:**

The application is to re-zone the property from R-2 (Suburban Residential District) and A-2 (General Agricultural District) to I-2 (Heavy Industrial District).


**Section 2:** This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 18th, day of September, 2019

Vote: Yes: 5 No: 0 Abstain: 0 Absent: 0

  
Russell D. Geise, Chair

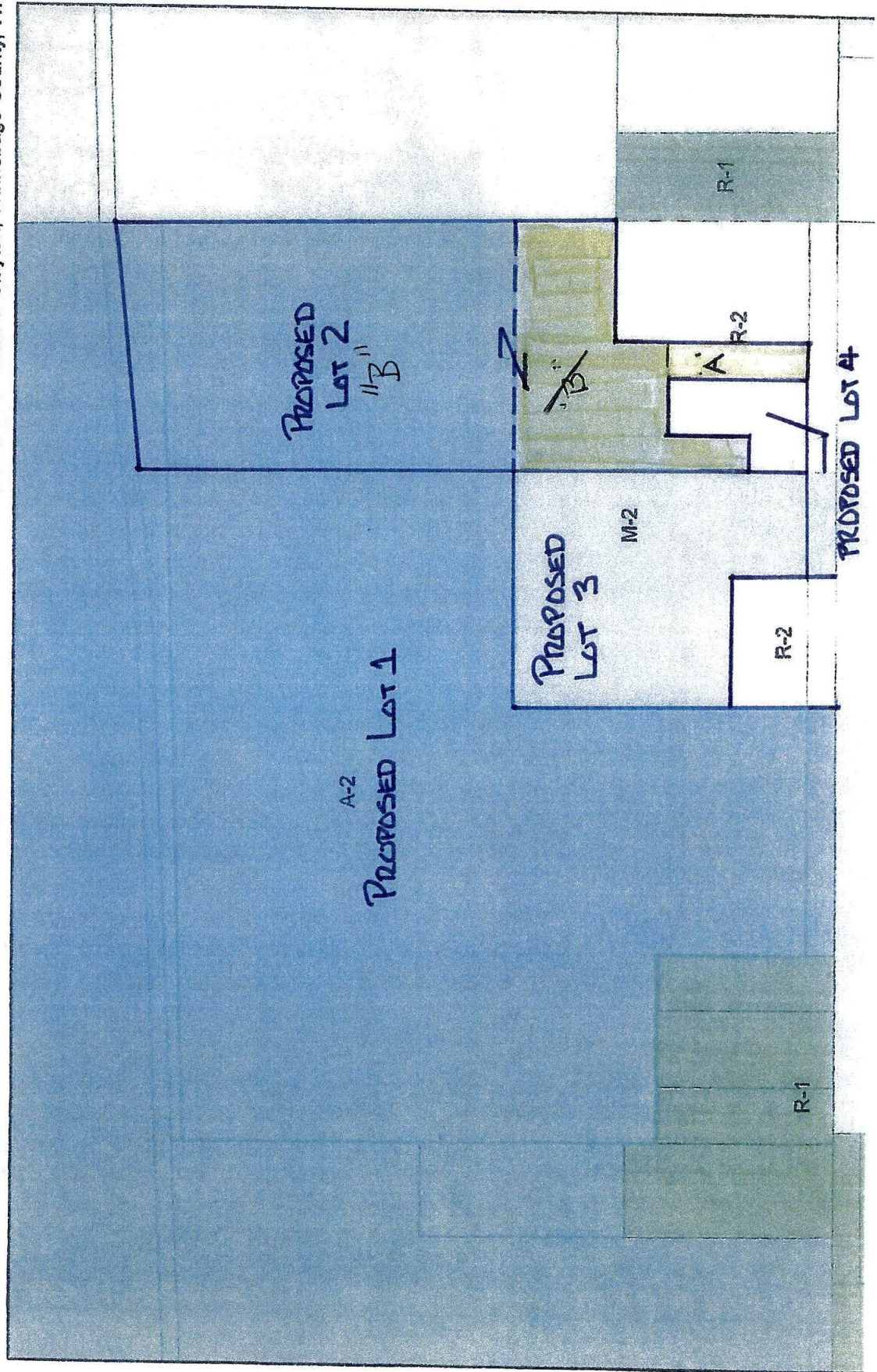
ATTEST:

  
Holly Stevens, Town Clerk



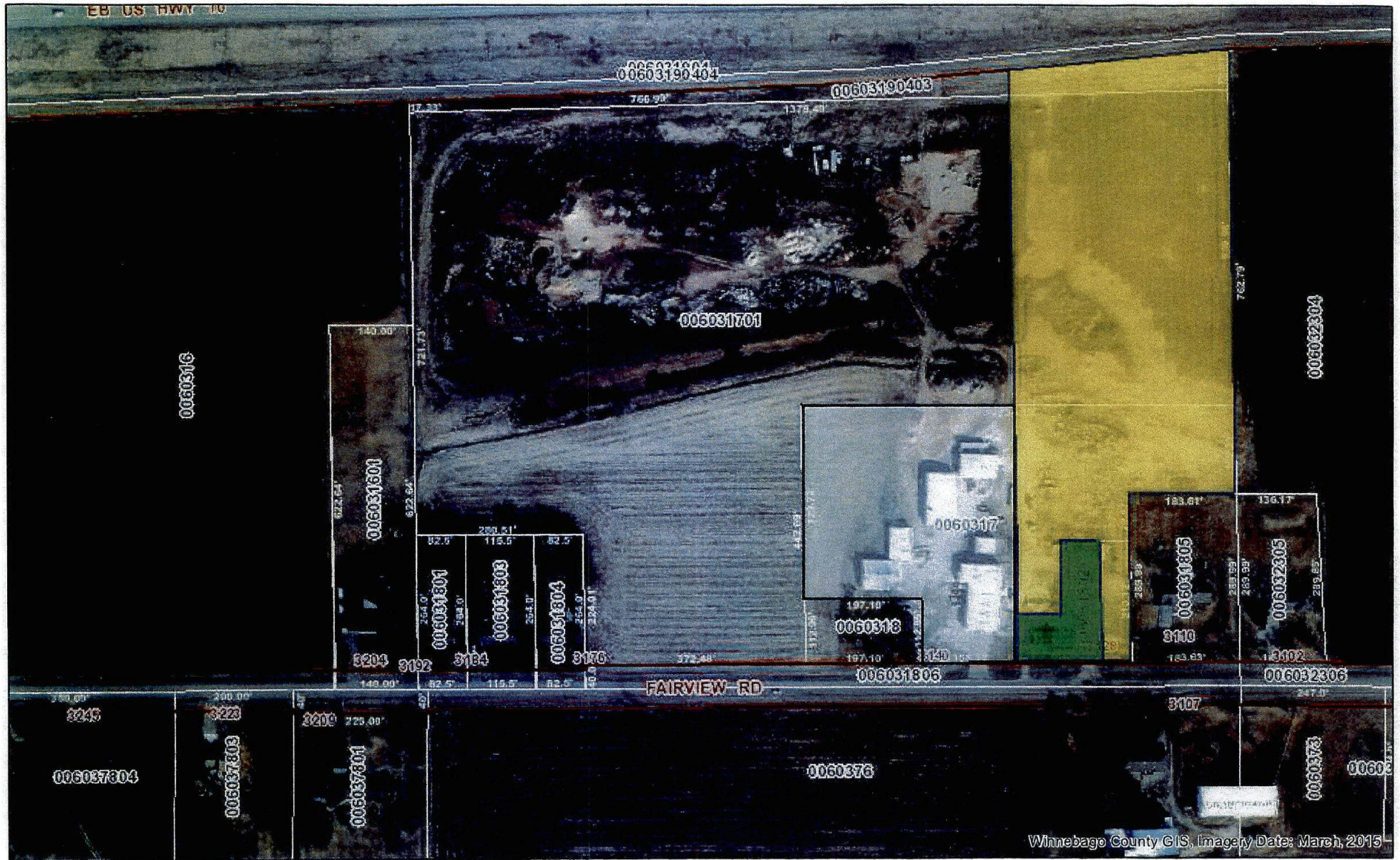
REZONE PARCEL "A" TO ~~A-2~~ I-2  
 REZONE PARCEL "B" TO ~~A-2~~ I-2

Borchert Pit - Town of Clayton; Winnebago County, WI

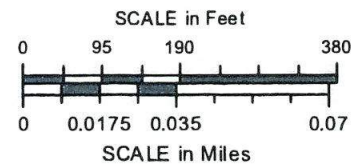




## Site Map



August 6, 2019



### W.I.N.G.S. Project Disclaimer

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# CERTIFIED SURVEY MAP NO. 5598

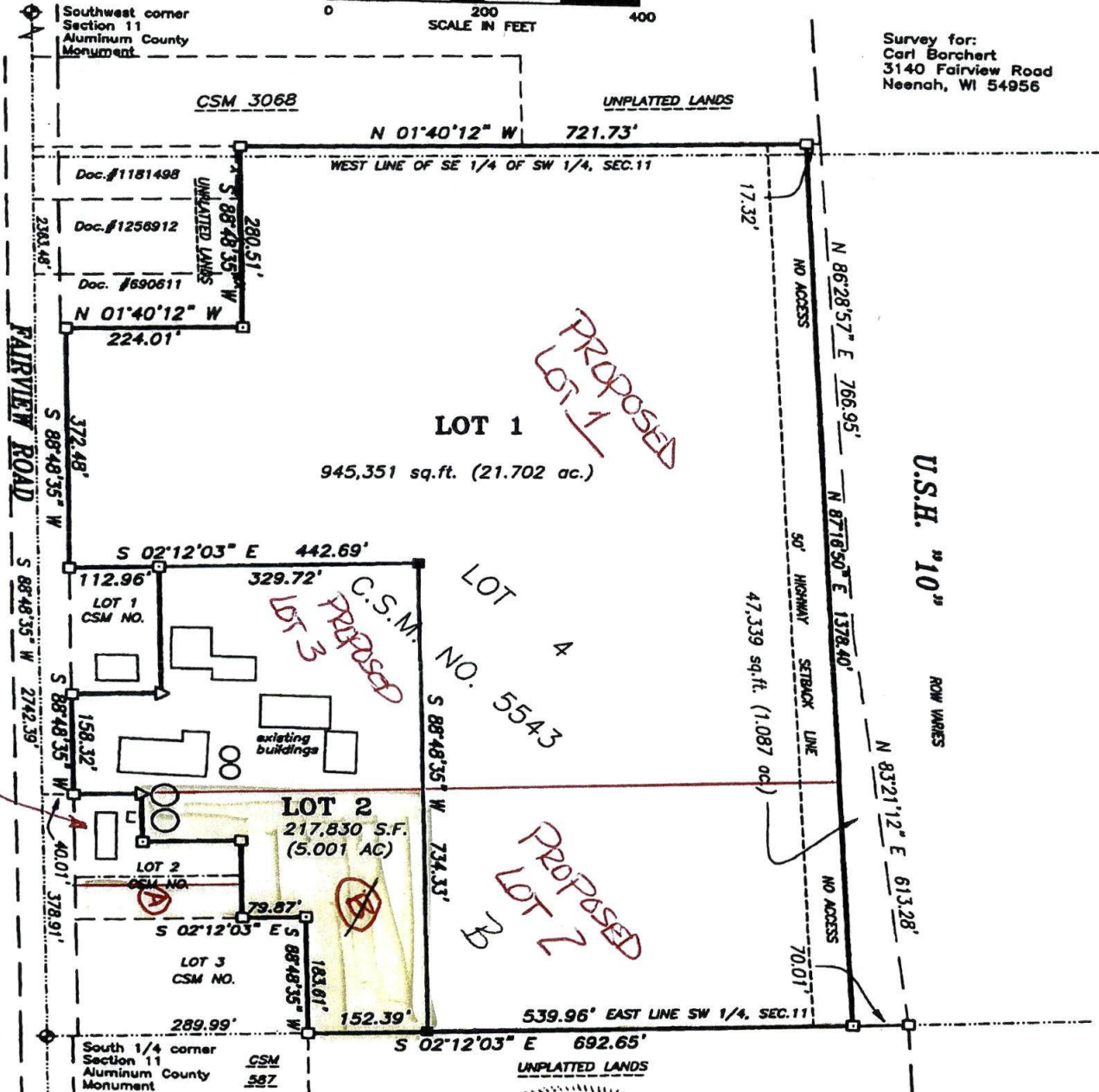
All of Lot 4, Certified Survey Map No. 5543, being part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4, Section 11, Town 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin



0 200 400  
SCALE IN FEET

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4, SECTION 11, ASSUMED TO BEAR S 88°48'35" W

Survey for:  
Carl Borchert  
3140 Fairview Road  
Neenah, WI 54956



## LEGEND

- 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ▲ RAILROAD SPIKE SET
- 1" IRON PIPE FOUND
- ◆ GOVERNMENT CORNER



Daniel W. Hoel  
July 29, 2004



**Martenson & Eisele, Inc.**  
Planning - Surveying - Engineering - Architecture

1377 Midway Road, Menasha, WI 54952  
Phone (920) 731-0381 Fax (920) 733-8578

www.martenson-eisele.com  
info@martenson-eisele.com

PROJECT NO. 267-270a  
FILE 267270ccsm SHEET 1 OF 3  
THIS INSTRUMENT WAS DRAFTED BY: poe







## Winnebago County

Zoning Department

*The Wave of the Future*

### MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 1, 2019

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3. Brett Gelbach - Town Zoning Change (Tax ID No: 018-0414-05 and 018-0408-01) – Town of Oshkosh.

The town zoning change for Gelbach 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 (City of Oshkosh Future Land Use Plan – Draft) under the extra-territorial jurisdiction of the City of Oshkosh.

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

018-0414-05 & 018-0408-01 to B-3 (General Business)  
Town FLU: General Commercial  
Cosh FLU: Commercial

Reference #08-2019 – Zoning Ordinance Amendment

**AMENDMENT TO THE ZONING ORDINANCE  
OF THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN**

BE IT ORDAINED by the Town Board of the Town of Oshkosh, Winnebago County, Wisconsin, that the Zoning Ordinance of said Town be, and the same is hereby amended, in the following manner, to wit:

Section 1. The following described lands are hereby rezoned to B-3 General Business District.

Property located at (un-addressed) County Road S, Oshkosh WI 54904; specifically described as Certified Survey Map document #3516 and further described as:

**Parcel 018-0414-05:**

PT SW NE DESC AS LOT 2 OF CSM-3516 EXC HWY-PT D1158127-3.60A &  
EXC HWY-D1175749-.26A 2.82 A.

**Parcel 018-0408-01:**

PT NW NE & PT SW NE DESC AS LOT 1 OF CSM-3516 EXC HWY-PT  
D115127-.83A 4.06 A.

Section 2. The zoning map of the Town of Oshkosh shall change to reflect the zoning amendment of parcels 018-0414-05 and 018-408-01 to B-3 General Business District.

Section 3. This Ordinance is effective by town board approval.

Adopted this 25<sup>th</sup> day of July, 2019.

TOWN OF OSHKOSH

By: Jim Erdman - CH.  
Jim Erdman, Chairperson

Attest:

Jeannette Merten, Clerk



**PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD**

Town Plan Commission Secretary: Sharon Karcow Date: 7-26-2019

Town Plan Commission Chair: Jim Erdman - CH. Date: 7-30-2019

Decision Date: 7-26-2019 Actual date: 7-25-2019

Approved with stipulation Denied \_\_\_\_\_

Published Dates of public hearing (class 2 notice): July 11 + 18, 2019

Reasons for findings, including any stipulations or conditions:

~~The area is going commercial and change will take place in this area and the area can't be farmed any more~~ Outside storage be neat and in an orderly manner and stipulated by code 16-3-16(2) in the Town of Oshkosh Zoning Ordinances Should there be any complaints screen fencing may be required for the outside storage area

**FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD**

Town Clerk: [Signature] Date: 7-29-2019

Town Board Chairman: Jim Erdman Date: 7-29-2019

Decision Date: July 25, 2019

Approved X Denied \_\_\_\_\_

Findings:

Commercial zoning is the trend in the surrounding area, which is near a major interchange to US Hwy 45, the property aligns alongside US Hwy 45, and there are other nearby commercial use properties

Stipulations/Conditions:

Outside storage is to be neat and in an orderly manner according to code 16-3-16(2) in Town of Oshkosh Zoning Ordinance. Should there be any complaints, screen fencing may be required for outside storage area.



Oshkosh  
**Northwestern**  
**media**  
A GANNETT COMPANY

STATE OF WISCONSIN  
BROWN COUNTY

TOWN OF OSHKOSH

1076 COZY LN

OSHKOSH

WI 549011404

Received

JUL 24 2019

Town of Oshkosh  
Winnebago, WI

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: 0003665896  
No. of Affidavits: 1  
Total Ad Cost: \$46.91  
Published Dates: 07/11/19, 07/18/19

(Signed)

*Kevin M.*

(Date)

7-19-19

Legal Clerk



Signed and sworn before me

*M. Rome*

My commission expires

1-12-2021

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 6:00 P. on THURSDAY, JULY 25, 2019, in TOWN HALL located at 230 E. COUN RD. Y, OSHKOSH, WI 54901. The purpose of the Public Hearing is to RECEIVE PUBLIC COMMENT regarding the following ZONING CHANGE application:  
A. THE PETITIONERS: Applicant GELBACH INVESTMENTS LLC, BRETT GELBACH, Property Address: COUNTY RD S, OSHKOSH WI 549 request that the following property rezoned from A-2 General Farm District to B-3 General Business District specifically described as Tax Parcel 01-0414-05 & 08-0408-01;  
B. LEGAL DESCRIPTION DESCRIBED AS FOLLOWS:  
Parcel 018-0414-05  
PT SW NE DESC AS LOT 2 OF CS 3516 EXC HWY-PT D1158127-3.60A EXC HWY-D1175749-26A 2.82 A.  
Parcel 018-0408-01  
PT NW NE & PT SW NE DESC AS L1 1 OF CSM-3516 EXC HWY-F D115127-.83A 4.06 A.  
All interested parties and any objection to the granting of this request will be heard at the Public Hearing. Dated this 2nd, day of July 2019. Published on July 11 & 18, 2019. Jeannette Merten, Town Clerk  
Town of Oshkosh  
Run: July 11, 18, 2019, WNAXLP

TOWN OF OSHKOSH

Re: July 25th

GANNETT WI MEDIA  
435 EAST WALNUT ST  
PO BOX 23430  
GREEN BAY, WI 54305-3430

**GANNETT**  
Wisconsin Media  
Delivering Customers. Driving Results.

PHONE 1-877-943-0446  
FAX 877-943-0443  
EMAIL: [legals@thenorthwestern.com](mailto:legals@thenorthwestern.com)

Received

JUL 01 2019

## Town of Oshkosh

## Zoning Change/Amendment Application

Town of Oshkosh  
Winnebago, WICheck 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: Gelbach Investments LLC / Brett GelbachMailing Address: 2962 Sunset Point Lane, Oshkosh WI 54904Phone: \_\_\_\_\_ Cell: 920-740-7817 Email: brett@oshkosndock.com

7817 920-289-0326

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: [Signature]Date: 6/28/19

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

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

## B. PROPERTY INFORMATION:

1.) Tax Key/Parcel #: 0180 46 801 / 0180 41 4052.) Lot 1 and 2 Block \_\_\_\_\_ Subdivision \_\_\_\_\_ or CSM# 3516  
Section 33 Town 19 North \_\_\_\_\_ Range 16 East Acres 4.06/2.823.) Location of Property: County highway 54.) Zoning (Existing): A-2 Zoning Proposed: B-35.) Use (Existing): Residential / VacantUse (Proposed): Business / commercial6.) Existing Sewer: ☒ Septic ☐ Mound ☐ Holding Tank ☐ Municipal ☐ or Needed \_\_\_\_\_

7.) Proposed site plan AND map of existing location as described in instructions

included: Yes

## C.) REASONS FOR CHANGE:

Describe the MAIN USE:

Shop for Boat Dock and Lift business - Storage for boat docks and lifts.



Describe the PROPOSED USE:

Boat dock and Lift ~~shop~~ shop

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

water/sewer

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

Very high traffic area where residential property is not the best option - highway frontage on both sides of property

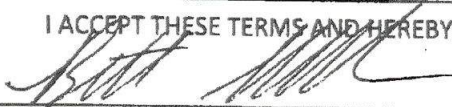
Describe the property use compatibility with surrounding land use:

Commercial Brewery not far away, storage units opposite side of road, Large Paper Manufacturing Facility nearby

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:



DATE:

6/28/19

Print name:

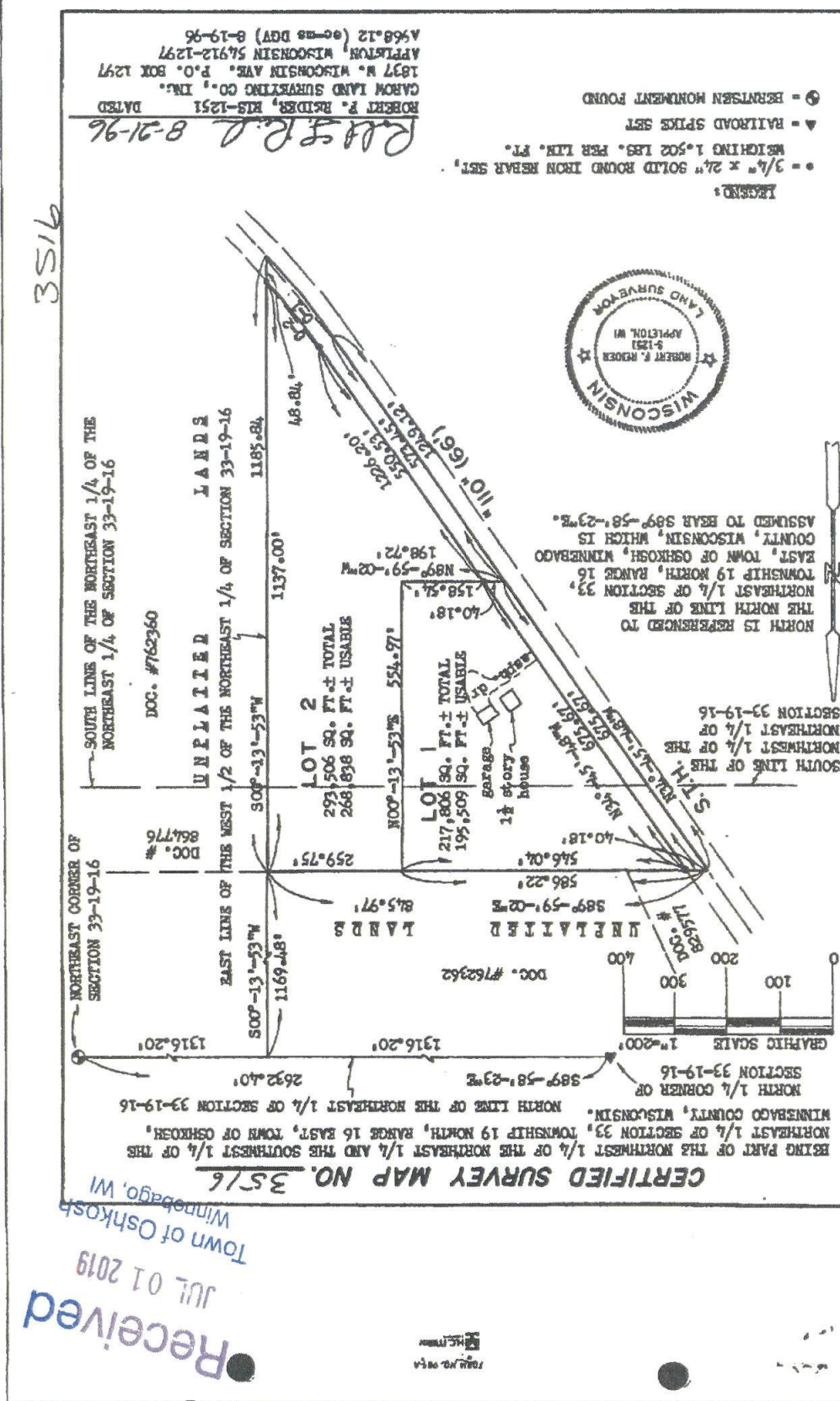
Brett Gelbach (manager)

Date Application Received by Zoning Administrator:

7/2/19

Zoning Administrator signature:







FORM NO. 965-A

H.C. TITMUS

**CERTIFIED SURVEY MAP NO. 3516****CURVE DATA TABLE:**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARINGS
1	1429.14	08-14-32	N38-53-04W	205.41	205.59	N43-00-20W N34-45-48W
2	1396.14	08-46-56	N38-09-16W	165.16	165.26	N41-32-44W N34-45-48W

**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33, THENCE S89-58-23E, 1316.20 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33 TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE S00-13-53W, 1169.48 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S00-13-53W, 1185.84 FEET ALONG SAID EAST LINE TO A POINT ON THE ARC OF A 1429.14 FOOT RADIUS CURVE OF THE CENTERLINE OF S.T.H. "110"; THENCE ALONG THE ARC OF SAID CURVE OF SAID CENTERLINE, THE CHORD WHICH BEARS N38-53-04W AND IS 205.41 FEET IN LENGTH TO THE TERMINATION POINT OF SAID CURVE; THENCE N34-45-48W, 1249.12 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER 802636; THENCE S89-59-02E, 845.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF DAVID JACOBSON, 4300 HIGHWAY "110", OSHKOSH, WISCONSIN 54904.

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.



Roll of Reider 8-21-96

ROBERT F. REIDER, RLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
P.O. BOX 1297, 1837 W. WIS. AVE.  
APPLETON, WISCONSIN 54912-1297  
A968.12 (ec-ms DGV) 8-19-96

**TOWN BOARD APPROVAL:**

WE HEREBY CERTIFY THAT THE TOWN OF OSHKOSH BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE 26<sup>th</sup> DAY OF

August, 1996.

James R. Frey  
TOWN CHAIRPERSON

Samuel Miller  
TOWN CLERK

**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 30<sup>th</sup> DAY OF

August, 1996.

James M. Seibert  
CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

SHEET 2 OF 3 SHEETS



**CERTIFIED SURVEY MAP NO. 3516**

**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 OSHKOSH AND WINNEBAGO COUNTY. WITNESS THE HAND AND SEAL OF SAID OWNER THIS 27 DAY OF June, 1996.

Aug. 1996.  
David W. Jacobson  
DAVID W. JACOBSON

EARL H. JACOBSON

Robert W. Jacobson  
ROBERT W. JACOBSON

Karen K. Jacobson  
KAREN K. JACOBSON

MARILYN JACOBSON

Isabel Jacobson  
ISABEL JACOBSON

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS 27 DAY OF Aug., 1996, THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Ray J. Dummer  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Oct. 19th 1997

**TREASURER'S 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.

Nirleghis Malab 8-26-96  
TOWN TREASURER DATED

Mary E. Hays - Deputy 8-27-94  
COUNTY TREASURER DATED



Robert F. Reid 8-21-96  
ROBERT F. REIDER, RLS-1261 DATED  
CAROW LAND SURVEYING CO., INC.  
P.O. BOX 1297, 1837 W. WIS. AVE.  
APPLETON, WISCONSIN 54912-1297  
A988.12 (ec-ma DGV) 8-19-96

**NOTES:**

- 1) THIS C.S.M. IS ALL OF TAX PARCEL NO. 013-0408-01 AND 013-0414-05.
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: DAVID W. JACOBSON AND KAREN K. JACOBSON LAND CONTRACT WITH EARL H. JACOBSON AND MARILYN JACOBSON AND ROBERT W. JACOBSON AND ISABEL JACOBSON.
- 3) THIS C.S.M. IS WHOLLY CONTAINED WITHIN THE LANDS DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT NUMBER 802636.

**SHEET 3 OF 3 SHEETS**



947470

Register's Office

Winnebago County, Wis.

Received for record this 3rd

day of Sept. A.D., 1996

at 8:08 o'clock A.M. and

filed in Vol. 4 of CSM

*James Cunningham*

Register of Deeds

*clg  
1/2*

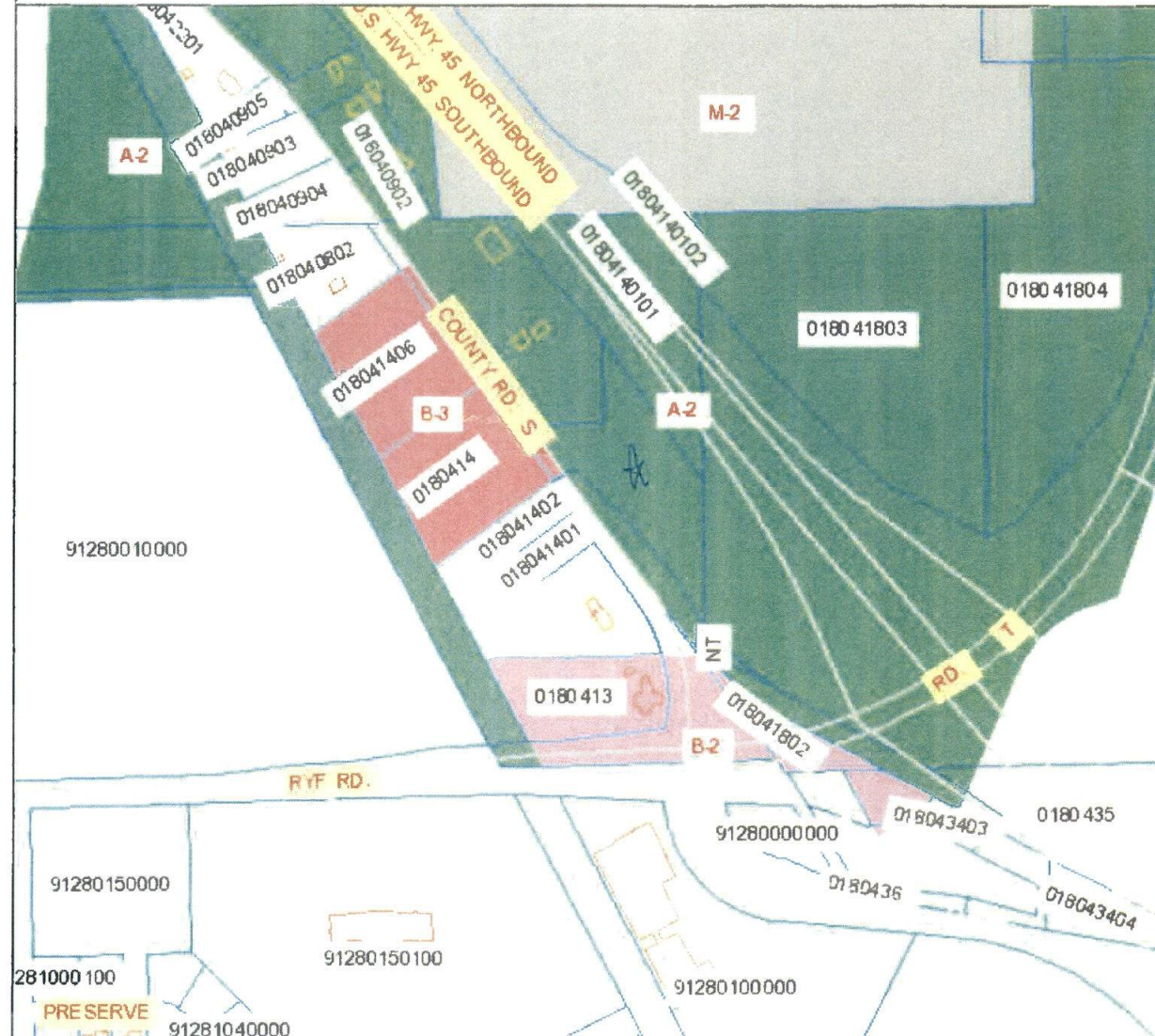
*Caron Lord Dunaway*

# Profile Map View

## Legend

- Road Centerline
- Building Footprint
- County Parcels
- Pool Lakes
- T. Oshkosh Zoning -----
- CA-1] AGRI-BUSINESS DISTRICT
- CA-2] GENERAL FARMING DISTRICT
- CB-1] LOCAL SERVICE DISTRICT
- CB-2] COMMUNITY BUSINESS DISTRICT
- CB-3] GENERAL BUSINESS DISTRICT
- CB-3(H.B.)] GENERAL BUSINESS DIST. (HWY BUSINESS USES)
- CB-4] BUSINESS PARK DISTRICT (SEWERED)
- CB-5] PLANNED COMMERCIAL BUSINESS DISTRICT (SEWERED ONLY)
- CM-1] LIGHT INDUSTRIAL & OFFICE DISTRICT
- CM-2] HEAVY INDUSTRIAL DISTRICT
- CMH-1] MOBILE HOME DIST. (SUBDIVIDED, SEWERED OR UNSEWERED)
- EP-1] INSTITUTION & RECREATIONAL PARK DISTRICT
- ER-1] RURAL RESIDENTIAL DISTRICT (NONSUBDIVIDED)
- ER-2] SUBURBAN RESIDENTIAL DISTRICT (SUBDIVIDED)
- ER-3] TWO-FAMILY RESIDENTIAL DISTRICT
- ER-4] MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- ER-5] PLANNED RESIDENTIAL DISTRICT (SEWERED)

Received  
JUL 01 2019  
Town of Oshkosh  
Winnebago, WI



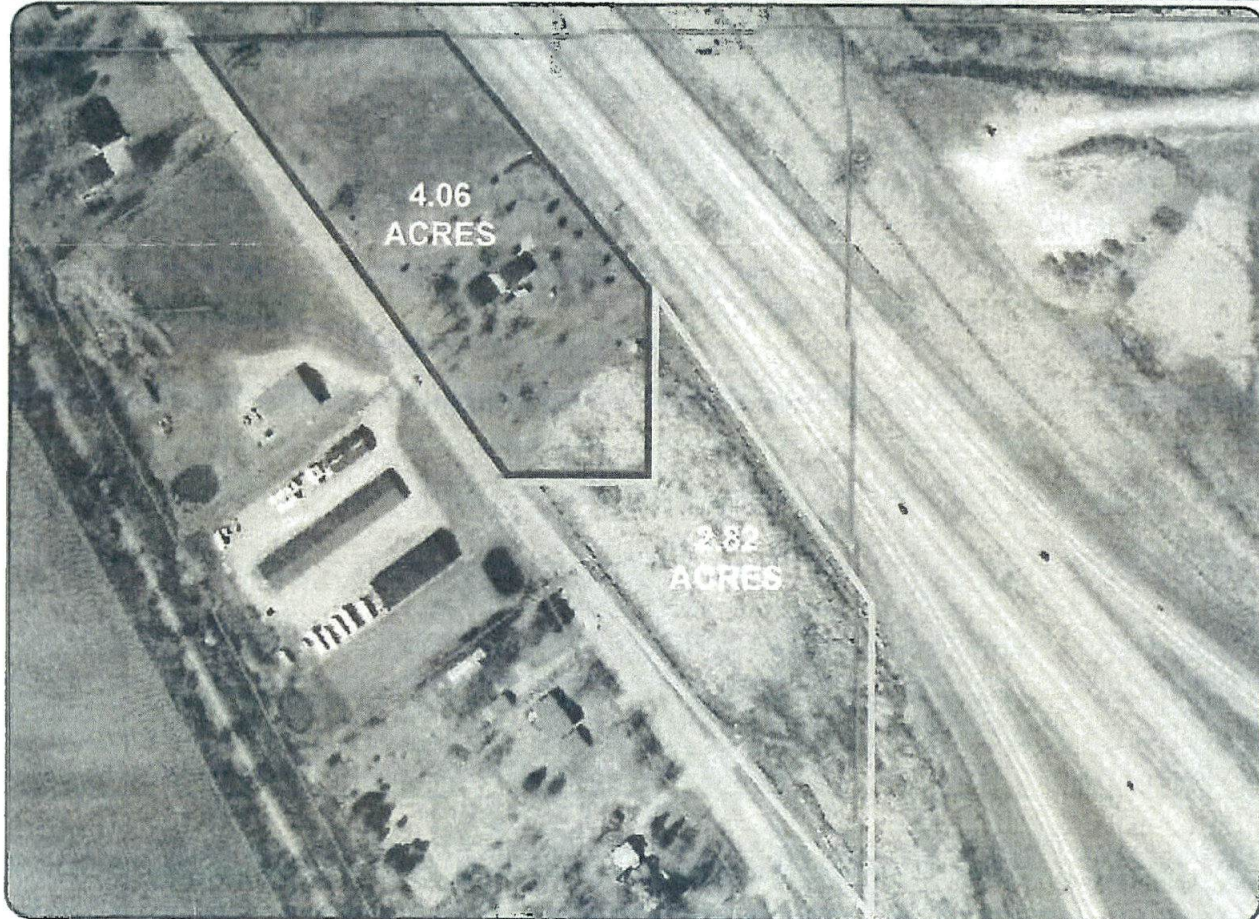
SCALE: 0 210 420 ft \*\*\* Powered by MapServer V4 \*\*\*

[Return to Profile Listings](#)



# Commercial Land with House For Sale

4300 County S & Hwy 45, Oshkosh, WI.



APPROXIMATELY 7 ACRES OF LAND FOR SALE BETWEEN HIGHWAY 45 & COUNTY ROAD S / FULL INTERCHANGE ON HIGHWAY 45 AND COUNTY HWY T / OSHKOSH PUBLIC SCHOOLS OWN 40 ACRES NEARBY / NEAR CASTLE PRINTING COMPANY / POTENTIAL ANNEX TO CITY OF OSHKOSH / WELL / SEPTIC

Received

JUL 01 2019

Town of Oshkosh  
Winnebago, WI

Asking Price:	4.06 Acre Lot = \$ <del>XXXXXX</del> (Parcel #018040801) 2.82 Acre Lot = \$ <del>XXXXXX</del> (Parcel #018041405)
Parcel Size:	6.88 Acres
House on-site has 3 bedrooms and 3 car garage with central air (rented for \$800/month)	



**Newmark Grubb**  
**Pfefferle**

**Exclusive Advisor:**

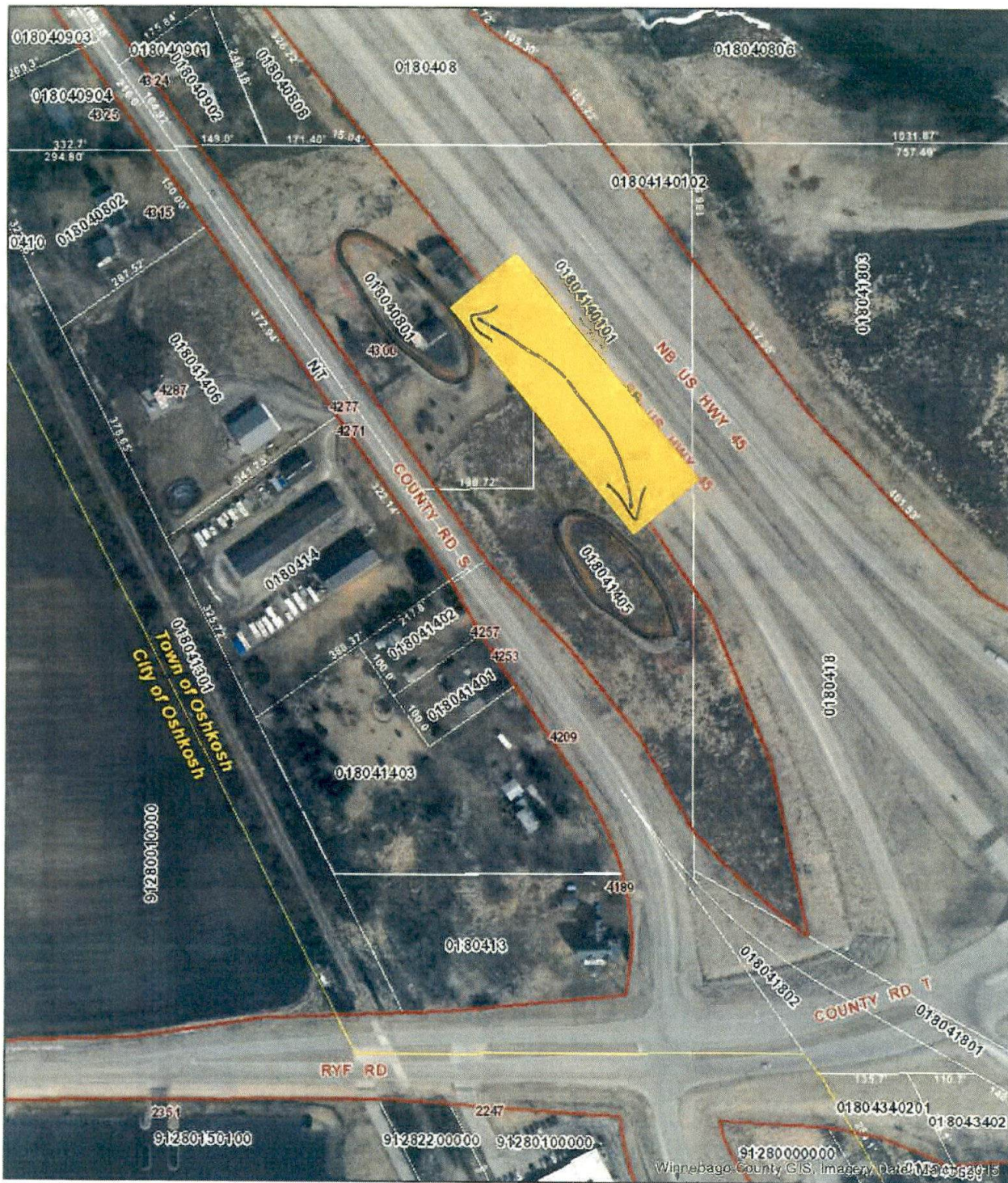
Bob Rossi  
920.560.5065 bobr@ngpwi.com  
www.ngpwi.com

200 E Washington Street, 2A  
Appleton, WI 54911  
Main: 920.968.4700  
Fax: 920.968.4300

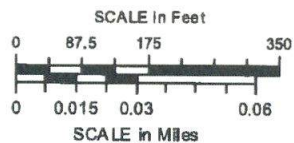
The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.



## Site Map



July 2, 2019



**W.I.N.G.S. Project Disclaimer**

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## Gelbach Zoning Change - mailing list

WET PAINT LLC  
4189 COUNTY RD S  
OSHKOSH WI 54904

STRAVELER, LUCAS T  
STRAVELER, ASHLEY K  
4209 COUNTY RD S  
OSHKOSH WI 54904

GERLACH, RICHARD L  
4253 COUNTY RD S  
OSHKOSH WI 54904

GERLACH, RICHARD L  
GERLACH, JACQUELINE M  
4253 COUNTY RD S  
OSHKOSH WI 54904

BUELOW, JON L  
645 W FULTON ST  
WAUPACA WI 54981

PASCARELLA CONSTRUCTION LLC  
5159 HIGH POINTE DR  
WINNECONNE WI 54986

CARNEY, BRAD M  
JOLIN, LINDSY J  
4315 COUNTY RD S  
OSHKOSH WI 54904

HABER, THOMAS L  
HABER, SHARON E  
4325 COUNTY RD S  
OSHKOSH WI 54904

GUNTHER, GERALD J  
GUNTHER, DIONE M  
1239 BAY SHORE DR  
OSHKOSH WI 54901

JUNGWIRTH, JEFFREY R  
5725 COUNTY RD A  
OSHKOSH WI 54901

BRADLEY, BRIAN  
MARIN, LINDA  
4330 COUNTY RD S  
OSHKOSH WI 54904

Brett Gelbach  
2962 Sunset Point Ln  
Oshkosh WI 54904

**Minutes**  
Town of Oshkosh

**Special Town Board Meeting – July 25, 2019 - 7:00 p.m. – Town Hall**

PRESENT: Chair Jim Erdman, Supervisor Matt Merten, Supervisor Bill Demler, and audience of 0.

Chair Erdman called meeting to order at 7:33 p.m.

**Applicant: BRETT GELBACH/GELBACH INVESTMENT LLC, 2962 SUNSET POINT LANE, OSHKOSH WI 54904 and;**

**Property Owner: BRETT GELBACH, 2962 Sunset Point Lane, Oshkosh WI 54904**

**request that the following property be rezoned from:**

**Agricultural A-2 to General Business District B-3, property located at (un-addressed)**

**County Road S, Oshkosh WI 54904; specifically described as**

**Parcel 018-0414-05**

**PT SW NE DESC AS LOT 2 OF CSM-3516 EXC HWY-PT D1158127-3.60A**

**& EXC HWY-D1175749-.26A 2.82 A.**

**Parcel 018-0408-01**

**PT NW NE & PT SW NE DESC AS LOT 1 OF CSM-3516 EXC HWY-PT**

**D115127-.83A 4.06 A.**

**Motion made by M. Merten, Demler seconded, to adopt **ORDINANCE ZONING AMENDMENT 08-2019**, Brett Gelbach / Gelbach Investment LLC zoning change of two parcels 018-0408-01 and 019-0414-05 from A-2 to B-3.**

**Findings:**

Commercial zoning is the trend in the surrounding area, which is near a major interchange to US Hwy 45, the property aligns alongside US Hwy 45, and there are other nearby commercial use properties.

**Stipulations/Conditions:**

Outside storage is to be neat and in an orderly manner according to code 16-3-16(2) in Town of Oshkosh Zoning Ordinance. Should there be any complaints, screen fencing may be required for outside storage area.

Roll call.

**Erdman, yes; M. Merten, yes; Demler, yes. Motion carried.**

**Motion made by Demler, M. Merten seconded, to adjourn.**

Roll call.

**Motion carried unanimously.**

Meeting adjourned at 7:45 p.m.

Jeannette Merten  
Town of Oshkosh Clerk  
Minutes notes taken by Supervisor Matt Merten