

DATE: 08/17/21

R E S O L U T I O N

No. 003

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 08/03/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF CLAYTON in accordance with the petition of JBL Real Estate Investments 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 CLAYTON, be and the same, are amended to provide that the attached described property be changed from the classification of **R-2 (Suburban Residential District)** of said ordinance, which it now and heretofore had, to the zoned district of **R-3 (Two-Family Residential 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: **006-0348-01-05, 006-0348-01-06, 006-0348-01-07, 006-0348-01-08**; FROM **R-2** TO **R-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 _____, 2021.

Jon Doemel

County Board Supervisory district **29 - Youngquist**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF AUGUST 6, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Review of Town Zoning Changes

1. Terry & Lea Loche - Town Zoning Change (Tax ID No: 026-0581-01) – Town of Vinland.

The town zoning change for Terry & Lea Loche is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to B-2 (Highway Business Park) 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*

2. JBL Real Estate Investments - Town Zoning Change (Tax ID Nos: 006-0348-01-05, 006-0348-01-06, 006-0348-01-07 & 006-0348-01-08) – Town of Clayton.

The town zoning change for JBL Real Estate Investments is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from R-2 (Suburban Residential District) to R-3 (Two – Family Residential District) 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*

TOWN OF CLAYTON

ORDINANCE 2021-Z004

AN 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(s):

JBL Real Estate Investments, LLC, 517 N Westhill Blvd., Appleton, WI 54914

Legal description of property:

For properties located on Fairview Road at its intersection with Clayton Ave, Neenah, specifically describe as Tax IDs# 006-0348-01-05, 006-0348-01-06, 006-0348-01-07, 006-0348-01-08 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above-described property is hereby rezoned from:

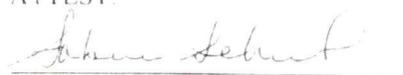
The application is to re-zone the property from R-2 (Suburban Residential District) to R-3 (Two-Family Residential District).

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 21st day of July, 2021

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


Russell D. Geise, Chair

ATTEST:

Holly Stevens, Town Clerk/Dep. Twp
S. Stevens 2/18/2021



Friday, July 23, 2021

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:

A Re-zoning application submitted by Ben LaFrombois for the properties located on Fairview Road at its intersection with Clayton Avenue, Neenah, specifically described as Tax IDs# 006-0348-0105, 006-0348-0106, 006-0348-0107, 006-0348-0108 being a part of Section 13, 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) to R-3 (Two-family Residential).

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

Sincerely,

A handwritten signature in cursive script that reads "Tori Straw".

Tori Straw
Town Administrator

CC County Clerk, Sue Ertmer

Town of Clayton
RE-ZONING APPLICATION

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026 Email – toadmin@new.rr.com

Property Owner(s): JBL Real Estate Investments LLC
Address/Zip: 517 N. Westhill Blvd., Appleton, WI 54914
Phone: _____ Fax: _____ E-Mail: djochman@bechardgroup.com

Applicant: Ben LaFrombols
Check: Architect ___ Engineer ___ Surveyor ___ Attorney ___ Agent ___ Owner X (prospective)
Address/City/Zip: P.O. Box 626, Appleton, WI 54912
Phone: 920-284-6785 Fax: _____ E-Mail: blafrombols@preceptco.com

Describe the reason for the Re-Zoning: Current zoning allows for single family residential. Future use plan allows for single family or duplex. We request rezoning to R-3 to permit a two-family building to be constructed.

Re-Zoning Specifics:

No. of Lots: 4 Total Acreage: 2.23 Tax Key No.: 006-0348-0105, 006-0348-0107
006-0348-0108, 006-0348-0108
Legal Description: Lots 1-4 of CSM 7619
Current Zoning: R-2

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature:  Date: 5-6-2021

For Town Use Only
Fee (see Fee Schedule)

Fee: _____	Check # _____	Receipt _____	Date _____
Date Received Complete _____	By _____	App. No. _____	
Review Meetings – Plan Comm _____	Town Board _____		
Newspaper Publication Dates _____	& _____	Posting Date _____	
300' Neighborhood Notice Distribution _____			
Re-Zoning is: Approved _____	Denied _____		
Comments _____			

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.