

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

January 24, 2023
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, John Hinz – Chairman, Maribeth Gabert, Shanah Zastera and Howard Miller. Cary Rowe - Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator, Karen Fredrick – Court Reporter and guests present in person and via Zoom.

EXCUSED: Tom Egan

***Public Hearing held via Zoom**

The meeting was called to order by John Hinz – Chairman at 6:30 P.M. Supervisor Hinz explained the meeting protocol for virtual attendance. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Winegamie, Inc – East of 9547 Center Rd, Town of Clayton – Zoning Map Amendment.

Applicant is requesting a zoning map amendment from R-2 (Suburban Residential) to R-1 (Rural Residential). The applicant was not present to speak to this agenda item. Jeff Houle – 6264, Oshkosh, was sworn in. Mr. Houle asked where the property was and if the zoning change would have any effect on properties on Berry Bramble Trail. The Zoning Administrator presented a map to Mr. Houle and explained the request to him as well. The Zoning Administrator also stated that there was no response from the Town Board of Clayton. There was no additional testimony and this portion of the hearing was closed.

2. Wittman Airport – Text Amendment.

Applicant is requesting to repeal and replace Chapter 24- Wittman Regional Airport Zoning Code. Mark Lyons – 215 Church St, Oshkosh, was sworn in via Zoom. Mr. Lyons briefly explained the update to the Wittman Regional Airport Code. No guests or committee members had any questions regarding the updated code. The Zoning Administrator stated that the Town Boards of Black Wolf, Neenah, Nekimi, Oshkosh, Rushford, Utica, Vinland, and Winneconne approved the proposed ordinance. The Town Board of Poygan stated they were indifferent to the proposed ordinance since it did not affect their town. Supervisor Miller stated that the Town Board of Wolf River approved the proposed ordinance. Supervisor Zastera stated

that the Town Board of Nekimi approved the proposed ordinance. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by H. Miller to adjourn the meeting. Seconded by S. Zastera. Motion carried 4-0. Meeting adjourned at 6:46 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

February 3, 2023
7:30 A.M.

Third Floor Conference Room – County Administration Building

PRESENT: Supervisors, John Hinz - Chairman, Maribeth Gabert, Tom Egan, Shanna Zastera and Howard Miller. Cary Rowe - Zoning Administrator, Daniel Lefebvre – Code Enforcement Officer, Brian O'Rourke - Planner and Karen Fredrick (via Zoom) - court reporter. Guest present.

***Deliberative Hearing held via Zoom**

The meeting was called to order by John Hinz, Chairman at 7:30 A.M.

1. Winagamie, Inc – East of 9547 Center Rd, – Zoning Map Amendment

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by T. Egan, seconded by H. Miller, to approve the zoning map amendment with findings as submitted. MOTION carried 5-0.

2. Wittman Airport – Text Amendment

Committee reviewed findings in order to act on a text amendment to the Wittman Airport Ordinance.

MOTION by T. Egan, seconded by M. Gabert, to approve the text amendment with findings as submitted. MOTION carried 5-0.

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 7:33 A.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

Planning & Zoning Committee
PLANNING MEETING
County Administration Building – 3rd Floor Conference Room

February 3rd, 2023
7:45 A.M.

* Meeting held in person & via Zoom

PRESENT: Supervisors Jon Hinz – Chairman, Tom Egan, Maribeth Gabert, Shanah Zastera, Howard Miller. Brian O’Rourke – Land Use Planner, Daniel Lefebvre – Code Enforcement Officer, Cary Rowe – Zoning Administrator.

1. Approval of minutes from November 16th (Public Hearing), December 2nd (Deliberative), December 2nd (Planning Meeting), December 21st (Public Hearing), January 6th, 2023, (Deliberative), and January 20th, 2023 (Viewing).

Motion to approve the minutes by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

2. Review and action to forward town zoning changes to County Board.

C. Rowe provided a memo which recommended forwarding a Town of Clayton zoning change for Moran to County Board.

Motion to forward a Town of Clayton zoning change for Moran to County Board by T. Egan. Seconded by S. Zastera. Motion carried 5-0.

C. Rowe provided a memo which recommended forwarding a Town of Clayton zoning change for Blickhahn to County Board.

Motion to forward a Town of Clayton zoning change for Blickhahn to County Board by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

C. Rowe provided a memo which recommended forwarding a Town of Clayton zoning change for Fischer to County Board.

Motion to forward a Town of Clayton zoning change for Fischer to County Board by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

C. Rowe provided a memo which recommended forwarding a Town of Clayton zoning change for the Town of Clayton to County Board.

Motion to forward a Town of Clayton zoning change for the Town of Clayton by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

C. Rowe provided a memo which recommended forwarding a Town of Clayton zoning change for the Town of Clayton by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

C. Rowe provided a memo which recommended forwarding a Town of Clayton for Robel to County Board.

Motion to forward a Town of Clayton zoning change for Robel to County Board by S. Zastera. Seconded by H. Miller. Motion carried 5-0.

There was no further discussion of this item.

Motion to adjourn by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

Brian P. O'Rourke, AICP – Recording Secretary

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
Friday, February 24, 2023
Parking lot of County Administration Building
112 Otter Ave
Oshkosh, WI

Present: Supervisors: John Hinz, Tom Egan, Shanah Zastera, Howard Miller and Cary Rowe – Zoning Administrator

Excused: Maribeth Gabert

The meeting was called to order at 7:30 am and the committee viewed the following properties:

1. Divine Journey – 7174 Labelle Shore Rd, Town of Winneconne – Zoning Map Amendment.
2. Freer, Gregory, et al – 7405 Cedar Ln – Zoning Map Amendment.

Motion by T. Egan, seconded by S. Zastera to adjourn the meeting.

Meeting adjourned at 8:50 am.

Respectfully submitted,

Cary Rowe
Recording Secretary



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 10, 2023

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Change(s)

1. Multiple Property Owners - Town Zoning Change (Tax ID No(s) see attached) – Town of Winchester.

The town zoning changes for multiple property owners are consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning changes from A1 (Agri-Business District) to A2 (General Agricultural District) and Winnebago County's future land use plan shows future land uses as Agricultural and Rural, Residential, Non-residential, Environmental and Public.

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

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

January 17, 2023

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 applications submitted by 18 property owners, for 52 properties located throughout the Town of Winchester, County of Winnebago, State of Wisconsin. Please see the attached list identifying the specific property owners and the relative properties. The applications are to re-zone the properties from A-1 (Agribusiness) to A-2 (General Agricultural 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

Town of Winchester

Ordinance 2023-02

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 Owners: See "Exhibit 1" attached hereto

Legal description of property: 52 properties located throughout the Town of Winchester, County of Winnebago, State of Wisconsin and identified on "Exhibit 1". The applications are to re-zone the properties from A-1 (Agribusiness) to A-2 (General Agricultural 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 the parcels as Agricultural, Woodlands, Natural Areas, and/or Single Family Residential
3. A-2 (General Agriculture District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-1 to A-2 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

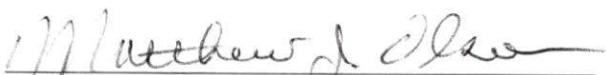
The described properties are hereby rezoned from:

A-1 (Agribusiness) to A-2 (General Agricultural 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 16th, day of January 2023

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0


Matthew J Olson, Chairman

Attest: 
Holly Stevens, Clerk

Town of Winchester Exhibit 1

FLU

Town Zoning	County Zoning	Parcel ID	Owner Name 1	Owner Name 2	Postal Address	Postal City/State/Zip
A-1 <i>ENV</i>	A-1 <i>A-2</i>	0280343	BARTEL, LEE	BARTEL, KARLA	8921 N LOOP RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280344	BARTEL, LEE	BARTEL, KARLA	8921 N LOOP RD	LARSEN WI 54947
A-1 <i>Ag</i>		028013504	DOYLE REV TST, THOMAS J	DOYLE REV TST, SHARON B	9568 SAND PIT RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	028083903	ECKSTEIN, ANTHONY A	ECKSTEIN, KAREN M	7031 COUNTY RD MM	LARSEN WI 54947
A-1 <i>Ag</i>		028011901	HERZFELDT, ANTHONY J	HERZFELDT, SHANA A	9370 DALE RD	LARSEN WI 54947
A-1, A-2 <i>Ag</i>		028073101	KUNDE REV TST, JOHN D	KUNDE REV TST, JANET L	4654 GRIMSON RD	OSHKOSH WI 54904
A-1 <i>Ag</i>		0280143	LEDGEROCK DAIRY LLC		5865 HILLCREST RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280730	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>	<i>A-2</i>	0280732	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>		0280733	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>com</i>	A-1 <i>A-2</i>	028073401	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280735	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028075101	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280752	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280754	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028075402	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280755	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280780	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280783	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280890	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280893	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
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A-1 <i>Ag</i>		0280895	PETERSON GRAIN FARMS LLC		5789 LAKEVIEW RD	LARSEN WI 54947
A-1 <i>Ag</i>		028013503	POSSELT, BRIAN J		9608 SAND PIT RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280520	PRISCAL, AMIE E	COOK, TERESA J	6675 COUNTY RD II	LARSEN WI 54947
	A-1	028093901	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
	A-1	0280940	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280945	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280946	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280947	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280948	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1	A-1	0280949	ROMBERG, PETER W		5200 BREEZEWOOD LN	WINNECONNE WI 54986
A-1 <i>Ag</i>		028015401	SELLNER, PAUL	HALL, CHRISTINE MURPHY	9554 MANU RD	FREMONT WI 54940
A-1 <i>Env</i>	A-1 <i>A-2</i>	0280379	SYRING, JEFFREY M	KRUEGER, MARJORIE F	8785 COUNTY RD M	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028011801	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028013502	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, R-1 <i>Pub</i>	A-2	028034402	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>Pub</i>		028063402	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1 <i>Pub</i>		028078301	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1 <i>Pub</i>	A-1 <i>A-2</i>	028079404	ROW - TOWN OF WINCHESTER		8522 PARK WAY	LARSEN WI 54947
A-1, A-2 <i>com</i>		0280741	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Res</i>		0280742	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280744	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>com</i>		0280746	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>com</i>		0280756	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		0280757	UVAAS FARMS INC		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	0280778	UVAAS TST, DAVID K		7887 MUD CREEK RD	LARSEN WI 54947
A-1 <i>Ag</i>		028011805	VANDER ZANDEN JT REV LIV TST	VANDER ZANDEN TSTE, ALA	9410 DALE RD	LARSEN WI 54947
	A-1 <i>A-2</i>	0280226	WIECKERT SURV TST, BETTY JM		3033 W SPENCER ST	APPLETON WI 54914
A-1 <i>Ag</i>	A-1 <i>A-2</i>	028079403	WORM, ANDREW	WORM, KJRSTIN	7798 ZEHNER LN	LARSEN WI 54947
A-1 <i>Env</i>		028079401	WORM, KELLY J	WORM, LORI M	7834 ZEHNER LN	LARSEN WI 54947
A-1 <i>Ag</i>	A-1 <i>A-2</i>	028079402	WORM, KELLY J	WORM, LORI M	7834 ZEHNER LN	LARSEN WI 54947

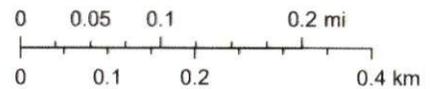
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- Tax Parcel Boundary
- Road ROW
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Winnebago County GIS, Imagery Date: April 2020

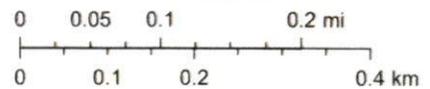
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Winnebago County GIS, Imagery Date: April 2020

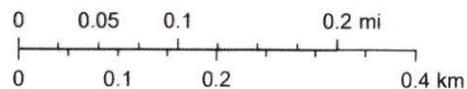
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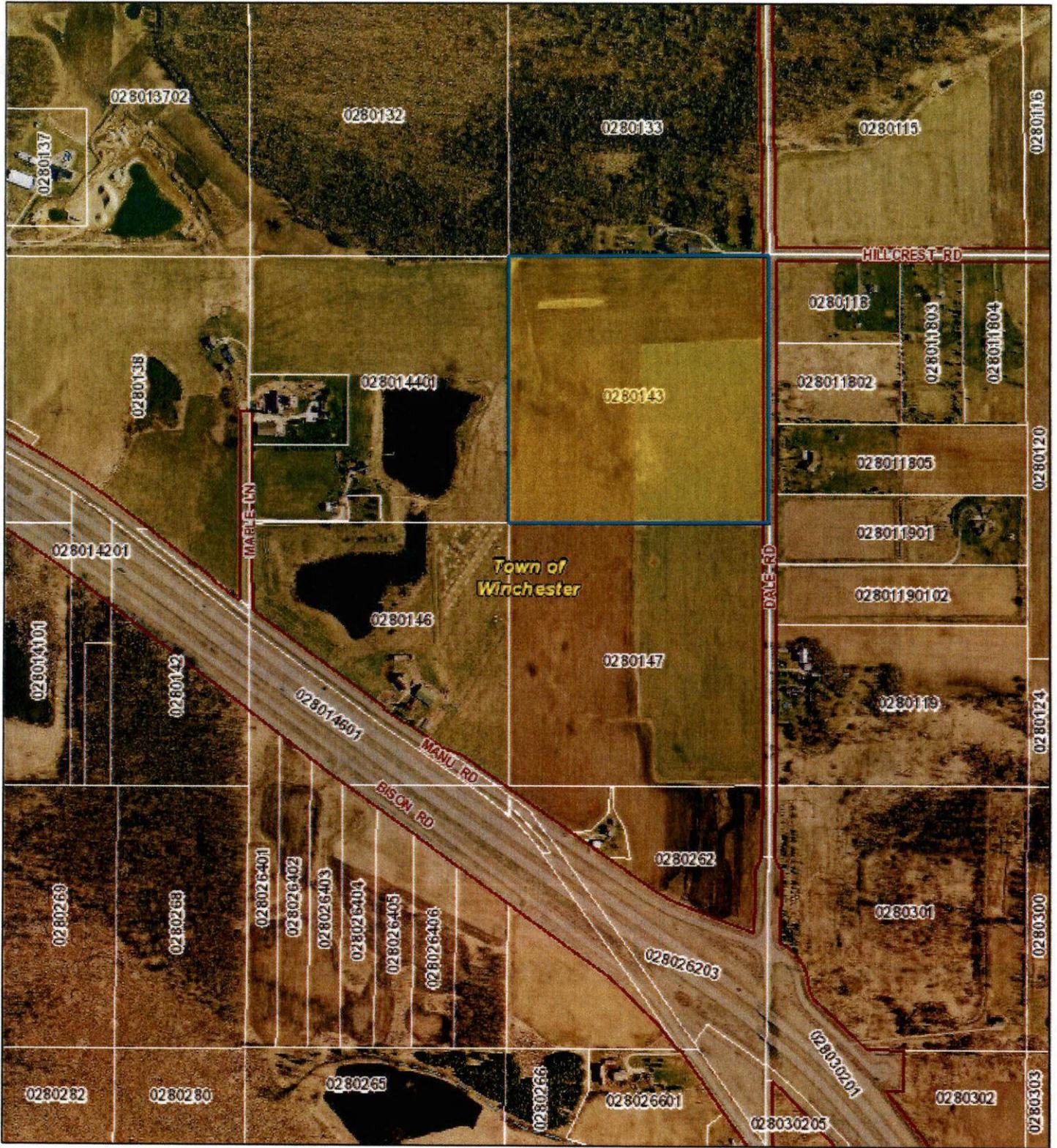
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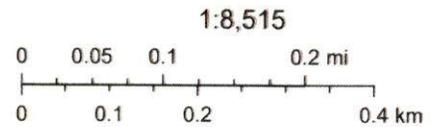
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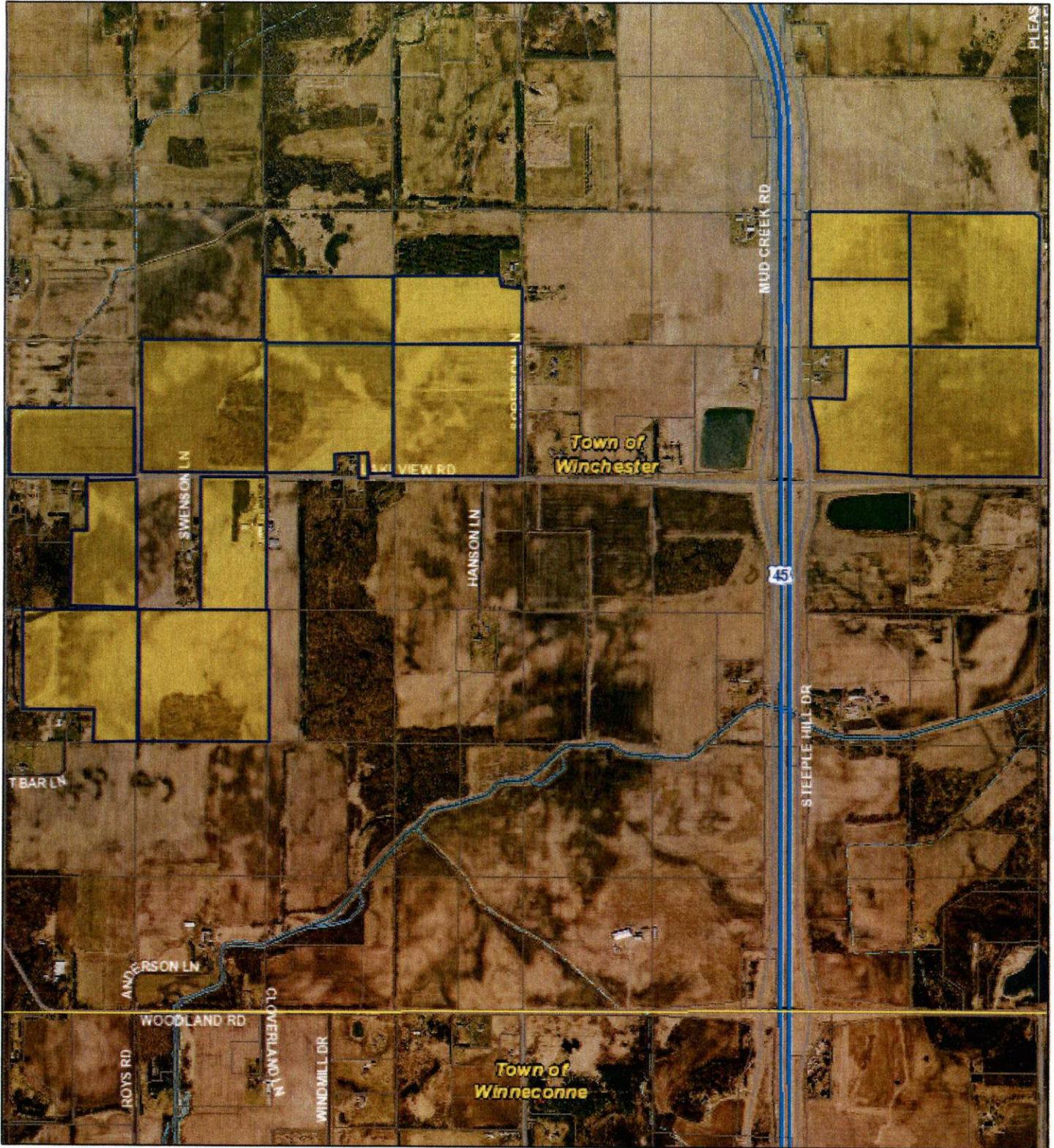
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Winnebago County GIS, Imagery Date: April 2020

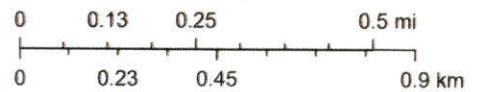
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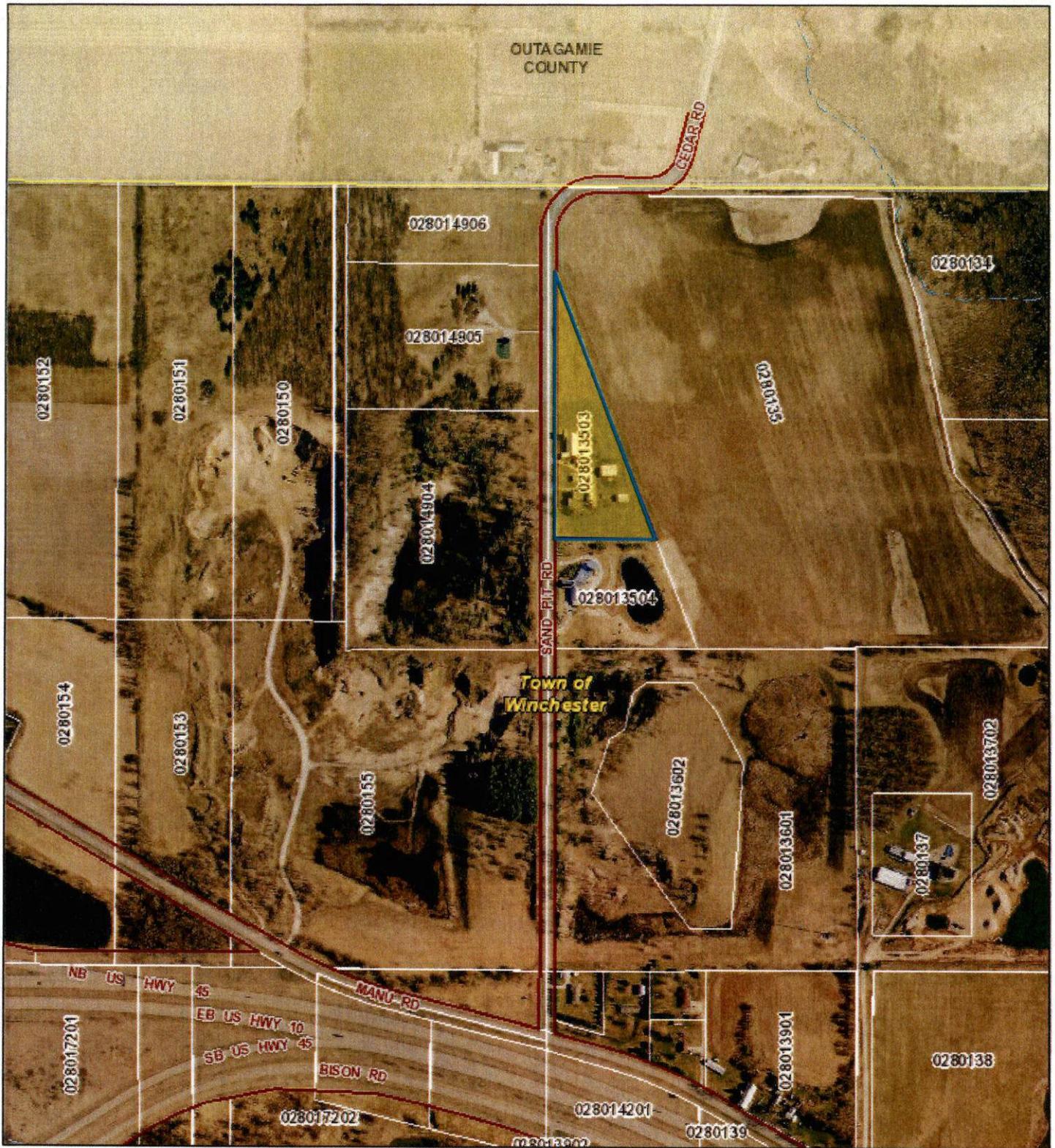
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- Local Road
- County Road



Winnebago County GIS, Imagery Date: April 2020

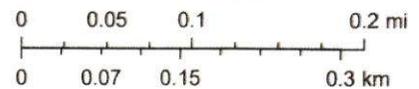
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Winnebago County GIS, Imagery Date: April 2020

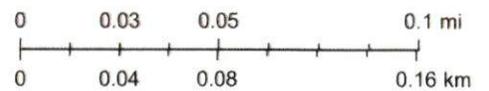
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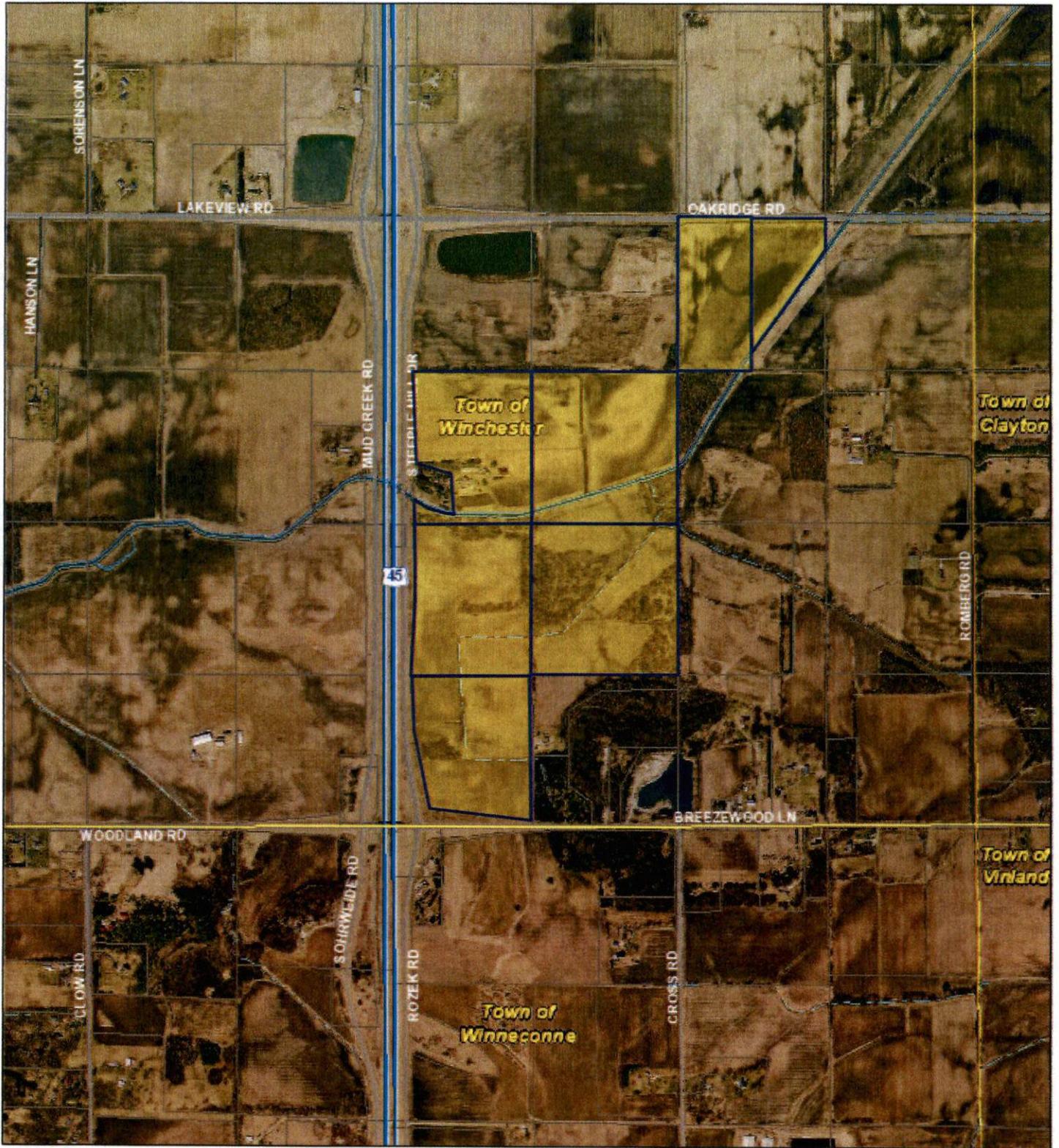
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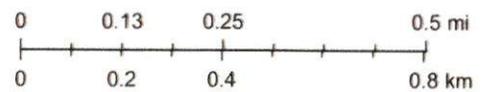
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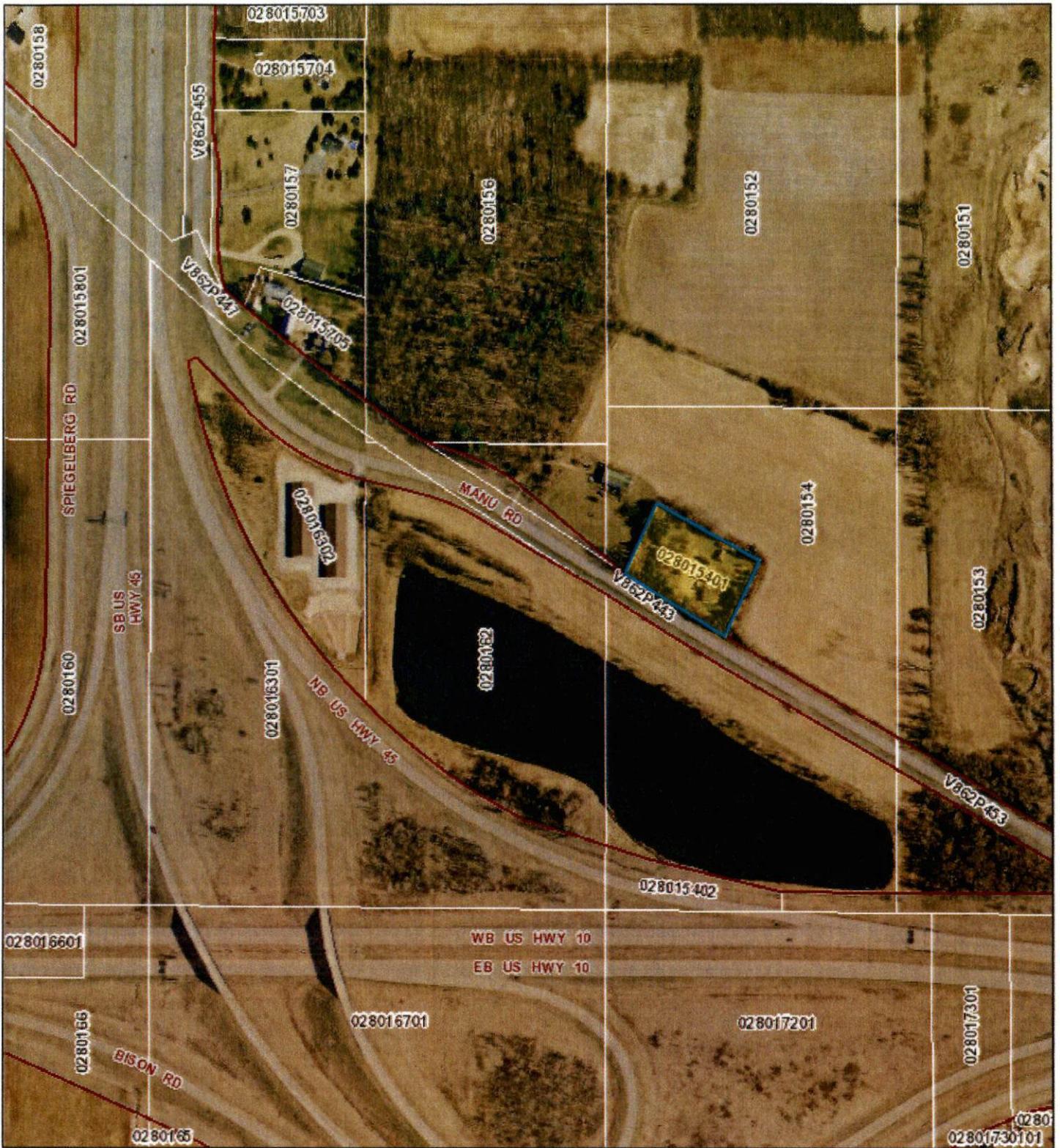
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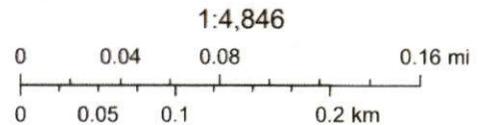
Winnebago County GIS, Imagery Date: April 2020

Sellner 028-0154-01



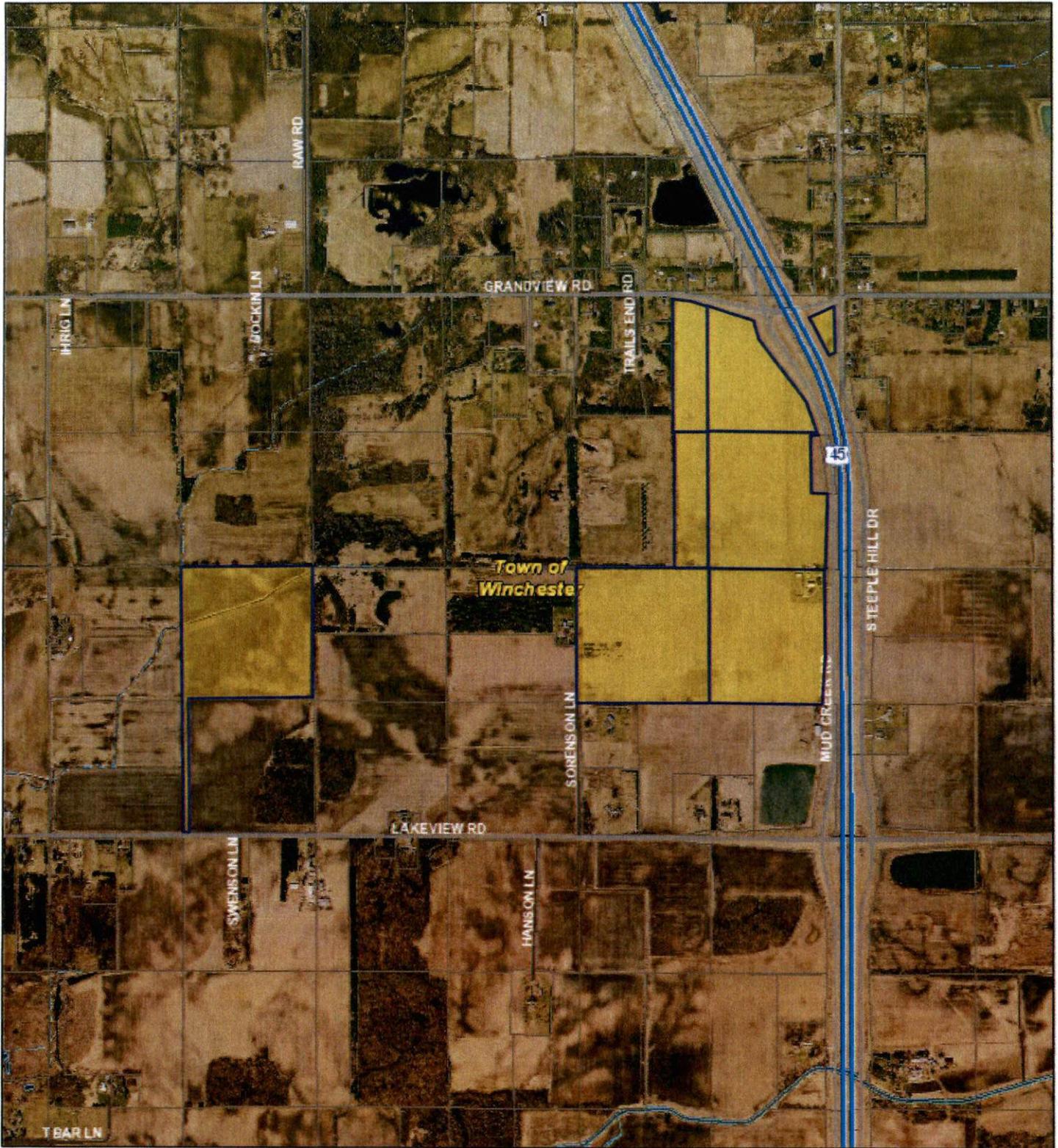
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- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

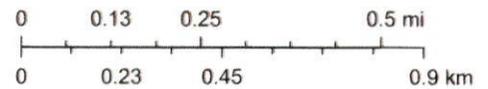
Uvaas 028-0741, -0742, -0744, -0746, -0756, -0757, -0778



12/22/2022, 11:44:39 AM

1:16,748

- | | |
|--|--|
|  Adjacent Counties |  Navigable - Permanent (checked) |
|  Lakes, Ponds and Rivers |  Navigable - Intermittent (checked) |
| Navigable Waterways | |
|  Navigable - Permanent (unchecked) |  Tax Parcel Boundary |
|  Navigable - Intermittent (unchecked) |  Local Road |
|  Navigable - Stream (unchecked) |  County Road |



Winnebago County GIS, Imagery Date: April 2020

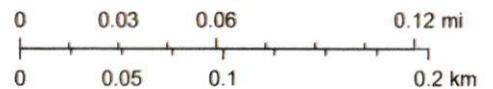
Vander Zanden 028-0118-05



12/22/2022, 11:09:56 AM

1:3,672

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

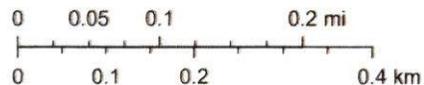
Wieckert 028-0226



12/22/2022, 11:13:53 AM

- | | | | |
|----------------------------|--------------------------------------|--|------------------------------------|
| | Adjacent Counties | | Navigable - Permanent (checked) |
| | Lakes, Ponds and Rivers | | Navigable - Intermittent (checked) |
| Navigable Waterways | | | |
| | Navigable - Permanent (unchecked) | | Navigable - Stream (checked) |
| | Navigable - Intermittent (unchecked) | | Tax Parcel Boundary |
| | Navigable - Stream (unchecked) | | Road ROW |
| | Municipal Boundary | | |

1:8,458



Winnebago County GIS, Imagery Date: April 2020

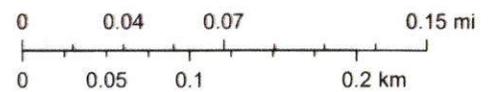
Worm, Kelly 028-0794-01 and 028-0794-02



12/22/2022, 11:32:56 AM

1:4,499

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020