

Date Mailed: \_\_\_\_\_

JULIE A. BARTHELS  
Winnebago County Clerk  
112 Otter Ave, PO Box 2806  
Oshkosh, WI 54903-2806  
(920) 232-3430

**NOTICE OF COMMISSION, BOARD OR COMMITTEE MEETING**

**NAME OF COMMISSION**

**BOARD OR COMMITTEE:** Planning and Zoning Committee \*\*

**TIME OF MEETING:** 7:45 A.M.

**DATE OF MEETING:** FRIDAY, October 06, 2023

**PLACE OF MEETING:** DAVID ALBRECHT ADMINISTRATION BUILDING \*  
112 Otter Ave, 3<sup>rd</sup> Floor Conference Rm  
Oshkosh WI 54901

\* A link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date. The public may observe the meeting but may not participate.

**ZOOM MEETING INFORMATION LINK:** <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional instructions can be found at: <https://www.co.winnebago.wi.us/Planning-and-Zoning>.

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

**SUBJECT MATTER OF MEETING**

**PLANNING MEETING**

1. Approval of minutes from: August 29 (P & Z Public Hearing); September 8 (Deliberative and Planning); September 22 (Viewing); September 26 (P & Z Public Hearing).
2. Public Comments on Agenda Items.
3. Review of proposed 2024 Department Budget (086 – Planning, Zoning & GIS; 081 – Land Records Modernization; 089 – Property Lister) – Attachment(s).
4. Review & action to forward town zoning changes to County Board – Attachment(s).
5. Adjournment.

**\*\* This meeting is also being posted as a committee meeting for: Aviation Committee**

***The Committee reserves the right to take up any item on the agenda at any time after the meeting commences.***

***Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: (920) 232-3430.***

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

August 29<sup>th</sup>, 2023

6:30 P.M.

First Floor Conference Room (120) – County Administration Building

**\*PUBLIC HEARING HELD VIA ZOOM\***

**PRESENT**

Supervisors: John Hinz, Maribeth Gabert, Tom Egan, Howard Miller, Shanah Zastera

Staff: Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards -Code Enforcement Officer, Karen Fredrick -Court Reporter.

The meeting was called to order by John Hinz –Chairman at 6:30 P.M. Committee members and staff introduced themselves.

**SCHOLAR RIDGE ESTATES – PARCELS SOUTH OF INTERSECTION AT COUNTY RD II & MARTIN DR – TOWN OF CLAYTON – PRELIMINARY PLAT.**

Applicant has submitted a preliminary plat for review.

Applicant, Derek Liebhauser, and applicant's agent, Douglas Woelz, explained the preliminary plat. Discussion and questions from supervisors and staff included: uses of property, plat phases, roads and temporary cul-de-sacs, driveway restrictions, traffic and emergency services, riparian lot sizes/setbacks, impervious surface requirements, type/amount of zoning districts, and municipal/sanitary sewer.

D. Lefebvre provided correspondence for the record.

There was no further testimony on this item.

**ADJOURNMENT**

MOTION made by T. Egan to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 6:50 P.M.

Respectfully submitted,

Daniel R. Lefebvre  
Assistant Zoning Administrator

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**DELIBERATIVE**

September 8<sup>th</sup>, 2023

7:30 A.M.

3<sup>rd</sup> Floor Conference Room – County Administration Building

\* Deliberative held via Zoom

PRESENT: Supervisors John Hinz - Chairman, Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera. Brian P. O'Rourke - Land Use Planner, Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Karen Frederick – Court Reporter.

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

1. **John Putzer – 2679 Lost Ln – Town of Rushford – Special Exception**

The applicant is requesting a special exception for the construction of a detached garage on a vacant parcel adjoining a parcel under the same ownership with a principal structure.

B. O'Rourke read the staff report, recommending approval with conditions, into the record.

Motion to approve the special exception with conditions by T. Egan. Seconded by H. Miller. Motion carried 5-0.

There was no further discussion of this item.

2. **Scholar Ridge Estates – Parcels south of intersection at County Rd II & Martin Dr – Town of Clayton – Preliminary Plat**

Applicant is requesting a preliminary plat with single family, dual family, multi-family, and commercial zoning.

B. O'Rourke read the staff report with conditions, recommending approval, into the record.

Motion to approve the proposed preliminary plat with conditions by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

There was no further discussion of this item.

ADJOURNMENT

Motion to adjourn by S. Zastera. Seconded by M. Gabert. Motion carried 5-0.

Meeting adjourned at 7:45 A.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner



Planning & Zoning Committee  
**PLANNING MEETING**  
County Administration Building – 3<sup>rd</sup> Floor Conference Room

September 8<sup>th</sup>, 2023  
7:45 A.M.

\* Meeting held in person & via Zoom

PRESENT: Supervisors Jon Hinz – Chairman, Tom Egan, Shanah Zastera, Maribeth Gabert, Howard Miller. Jerry Bougie – Planning Director, Brian O'Rourke – Land Use Planner, Daniel Lefebvre – Assistant Zoning Administrator, Cary Rowe – Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Mary Ann Mueller – Corporation Counsel. Other guests.

1. Approval of minutes from May 30<sup>th</sup> (Public Hearing), June 9<sup>th</sup> (Deliberative & Planning Meeting), June 23<sup>rd</sup> (Viewing), June 27<sup>th</sup> (Public Hearing), July 21<sup>st</sup> (Viewing), July 25<sup>th</sup> (Public Hearing), August 4<sup>th</sup> (Deliberative), & August 25<sup>th</sup> (Viewing).

Motion to approve these minutes with an amendment by S. Zastera. (See Zoom meeting recording for details of the amendment). Seconded by M. Gabert. Motion carried 5-0.

There was no further discussion of this item.

2. Public Forum.

\* See Zoom meeting recording for individuals and subject matter of this agenda item.

3. Committee discussion and potential action on one or more of the following items:
  - a. Rescinding the Committee's April 14<sup>th</sup>, 2023, vote which approved not sending the Sawyer Creek Floodplain amendment application to Public Hearing.
  - b. Sending the Sawyer Creek Floodplain amendment application to Public Hearing.
  - c. Withdrawing the Sawyer Creek Floodplain amendment application.

Committee discussion on all three items (see Zoom meeting recording for further details).

Motion to call the question by M. Gabert. Seconded by T. Egan. Motion carried 3-2 (S. Zastera & J. Hinz nay).

Motion for item number "C" by T. Egan. Seconded by S. Zastera. Motion carried 4-1 (J. Hinz nay).

4. Discussion on Shoreland Zoning Authority (attachment).

H. Miller read a memo that he provided for the Committee and staff detailing multiple actions taken by the Town of Clayton and Winnebago County, on the same item which was a CSM and zoning change.

The Committee, staff, and Corporation Counsel discussed the State Statutes, as well as Case Law, as to how and why County's have zoning jurisdiction in shoreland areas (see Zoom Meeting recording for further details).

5. Adjournment.

Motion to adjourn by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

Brian P. O'Rourke, AICP – Recording Secretary

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

**VIEWING**

September 22<sup>nd</sup>, 2023

7:30 A.M.

County Administration Building

**PRESENT**

John Hinz, Maribeth Gabert, Tom Egan, Shanah Zastera, Howard Miller (excused)

Daniel Lefebvre -Assistant Zoning Administrator

**ITEMS**

The Committee met at 7:30 A.M. at the County Administration Building, then departed to view the following properties:

1. Blue Sky Property Holdings, LLC – 4016 Knapp St – Town of Algoma – Conditional Use Permit (Review)
2. E. St. Pierre – 507 Vassar Ln – Town of Neenah – Zoning Map Amendment

**ADJOURNMENT**

MOTION made by T. Egan to adjourn the meeting. Seconded by M. Gabert. Motion carried 4-0. Meeting adjourned at 8:33 A.M.

Respectfully submitted,

Daniel R. Lefebvre  
Assistant Zoning Administrator

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

September 26<sup>th</sup>, 2023

6:30 P.M.

1<sup>st</sup> Floor Conference Room – County Administration Building

\* Public Hearing held via Zoom

PRESENT: Supervisors John Hinz - Chairman, Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Karen Frederick – Court Reporter.

The meeting was called to order by John Hinz, Chairperson, at 6:30 P.M.

1. E. St. Pierre – 507 Vassar Ln – Town of Neenah – Zoning Map Amendment.

Applicant is requesting a zoning change from A-2 (General Agriculture) to R-1 for the creation of two new parcels.

Ellen St. Pierre, 507 Vassar Ln, was sworn in and explained the request; her existing parcel is 5.02 acres, and she is selling one acre taking both parcels less than five acres, therefore needing a zoning change to R-1 (Rural Residential).

H. Miller stated that he feels the one acre parcel should be re-zoned to R-2 (Suburban Residential) due to the size.

B. O'Rourke stated that both lots are sewered, therefore only requiring 85 feet of right-of-way frontage and 12,000 square feet of acreage.

B. O'Rourke stated there was correspondence from the Town of Neenah with Town Board approval, with findings.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by T. Egan. Seconded by H. Miller.. Motion carried 5-0.

Meeting adjourned at 6:45 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner



# Agenda Item Report



**Winnebago County**

*The Wave of the Future*

DATE: September 28, 2023

FROM: Jerry Bougie, Director of Planning and Zoning

RE: Committee review of proposed 2024 Department Budget (086 Planning, Zoning, GIS; 081 Land Records Modernization; 089 Property Lister)

## **General Description:**

This is an annual report to the Committee of the Departments proposed budget as submitted by the County Executive.

## **Action Requested:**

No action to be taken by the Committee. This is for review and discussion only.

## **Procedural Steps:**

Committee of Jurisdiction: **Planning and Zoning** Meeting date: **October 6, 2013**

Action taken: \_\_\_\_\_ Vote: \_\_\_\_\_

County Board

Meeting date:

## **Background:**

The proposed 2024 budget was prepared by the Planning Department for submittal for review and approval by the County Executive.

## **Policy Discussion:**

The County Executive has reviewed and approved the Department's annual budget. The Executive will be presenting the budget to the full County Board in late October. The Department's annual budget includes the cost centers for Planning/Zoning/GIS (combined), Property Lister and Land Records Modernization. Notable differences between the proposed 2024 budget and the adopted 2023 budget include a number of fee and permit increases and the first time inclusion of the 2024 County Allocation for the East Central RPC. These changes are shown on the attached 2024 Budget Summary.

## **Attachments:**

- Budget detail for 086Planning (combined); Property Lister (089), and Land Records (081).
- 2024 Budget Summary

2024 Budget Summary  
(Compared to 2023 Adopted)

086 (Planning, Zoning, GIS Combined)

Expenses (not including wages/fringes)

Overall Expenses (Operating & Travel) remained almost Flat	+ 49.00
*New* East Central RPC Allocation (Operating Grants Acct# 53565) *(Formerly included in Miscellaneous and Unclassified section of Budget)	<u>+ \$ 168,792</u>
Total Expenses Increased .....	+ \$ 168,841

Revenue

Increased Overall Revenue: + 20,035.00

- Zoning Fees increased with corresponding decrease in transactions due to economic trends. Fee Increases are as follows:

Zoning Permits (44006):	+ \$20 (from \$195 to \$215)
Sanitary Permits (44007):	+ \$50 (from \$600 to \$650)
Stormwater Permits (44008):	+ \$30 (varies with type of permit as follows: From \$250 to \$280 – Stormwater permits; From \$300 to \$330 – Erosion Control permits for new one & two family residence; From \$210 to \$240 – Erosion Control -Other)

Forms Copies (45003) (Certified Survey Maps (CSM's):  
+30 (from \$220 to \$250)

Zoning Fees (45012) (Public Hearing Items and Preliminary Plats):  
+35 (from \$765 to \$800)

Inspection Fees (45021) (Sanitary Maintenance Fee):  
+ 2 (from \$8 to \$10)

- Transfer from Land Records (081) to GIS (088) increased \$ 9,500.00

# Winnebago County

## Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
<b>Division - 086 - Planning</b>										
<b>Revenue</b>										
<i>(Planning, Zoning, GIS Combined)</i>										
<b>Intergov Rev:</b>										
WI Dept of Administration	42002	570	0	0	0	0	0	0	0	0.00%
Other Grantor Agencies	42019	0	0	0	7,500	7,500	0	6,500	6,500	-13.33%
<b>Intergov Rev Subtotal:</b>		<b>570</b>	<b>0</b>	<b>0</b>	<b>7,500</b>	<b>7,500</b>	<b>0</b>	<b>6,500</b>	<b>6,500</b>	<b>-13.33%</b>
<b>Licenses:</b>										
Zoning Permits	44006	46,130	59,565	55,050	54,600	54,600	54,600	59,125	59,125	8.29%
Sanitation Permits	44007	81,150	82,450	79,360	81,100	81,100	75,000	71,810	71,810	-11.45%
Storm Water Permits	44008	41,000	50,945	48,310	41,160	41,160	41,160	53,100	53,100	29.01%
<b>Licenses Subtotal:</b>		<b>168,280</b>	<b>192,960</b>	<b>182,720</b>	<b>176,860</b>	<b>176,860</b>	<b>170,760</b>	<b>184,035</b>	<b>184,035</b>	<b>4.06%</b>
<b>Fines and Permits:</b>										
County Fines	44100	1,092	1,121	3,456	3,200	3,200	3,200	3,200	3,200	0.00%
<b>Fines and Permits Subtotal:</b>		<b>1,092</b>	<b>1,121</b>	<b>3,456</b>	<b>3,200</b>	<b>3,200</b>	<b>3,200</b>	<b>3,200</b>	<b>3,200</b>	<b>0.00%</b>
<b>Public Services:</b>										
Forms Copies Etc	45003	23,617	23,496	17,217	23,650	23,650	20,750	19,175	19,175	-18.92%
Zoning Fees	45012	20,840	29,835	19,890	32,365	32,365	26,000	24,000	24,000	-25.85%



# Winnebago County

**Budget Detail - 2024**

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Division - 086 - Planning										
Inspection Fees	45021	55,930	54,774	55,200	76,000	76,000	76,000	93,200	93,200	22.63%
Public Services Subtotal:		100,388	108,105	92,307	132,015	132,015	122,750	136,375	136,375	3.30%
Interfund Revenue:										
Zoning Permits Interfund	64006	0	0	765	0	0	0	0	0	0.00%
Interfund Revenue Subtotal:		0	0	765	0	0	0	0	0	0.00%
Total Operating Revenue:										
		270,329	302,186	279,248	319,575	319,575	296,710	330,110	330,110	3.30%
Transfers In:										
Other Transfers In	49501	7,500	7,500	10,000	25,000	25,000	25,000	34,500	34,500	38.00%
Transfers In Subtotal:		7,500	7,500	10,000	25,000	25,000	25,000	34,500	34,500	38.00%
Total Non-Operating Revenue:										
		7,500	7,500	10,000	25,000	25,000	25,000	34,500	34,500	38.00%
Revenue Total:										
		277,829	309,686	289,248	344,575	344,575	321,710	364,610	364,610	5.81%
Expense										



## Winnebago County

### Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Division - 086 - Planning										
Wages:										
Regular Pay	51100	683,169	678,560	666,757	760,186	760,186	760,766	864,490	864,490	13.72%
Overtime	51105	0	0	173	0	0	421	0	0	0.00%
Comp Time	51108	751	0	0	0	0	0	0	0	0.00%
Wages Subtotal:		683,920	678,560	666,930	760,186	760,186	761,187	864,490	864,490	13.72%

### Fringes Benefits:

FICA Medicare	51200	48,256	49,498	48,261	58,154	58,154	55,136	66,134	66,134	13.72%
Health Insurance	51201	174,261	157,409	153,051	183,907	183,907	167,066	184,000	184,000	0.05%
Dental Insurance	51202	8,988	8,872	8,698	10,131	10,131	9,173	9,800	9,800	-3.27%
Workers Compensation	51203	665	1,425	1,142	934	934	938	2,337	2,337	150.21%
Unemployment Comp	51204	7,006	(2,414)	0	0	0	0	0	0	0.00%
WI Retirement	51206	45,617	45,798	43,333	51,692	51,692	51,569	59,648	59,648	15.39%
Fringe Benefits Other	51207	3,971	4,244	4,504	4,893	4,893	4,919	5,499	5,499	12.39%
Fringes Benefits Subtotal:		288,764	264,831	258,988	309,711	309,711	288,801	327,418	327,418	5.72%

Total Labor:		972,684	943,392	925,918	1,069,897	1,069,897	1,049,988	1,191,908	1,191,908	11.40%
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### Travel:

Registration Tuition	52001	390	140	800	1,050	1,050	1,050	2,400	2,400	128.57%
Automobile Allowance	52002	488	250	588	650	650	325	950	950	46.15%

**Winnebago County****Budget Detail - 2024**

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Division - 086 - Planning										
Meals	52005	0	0	78	125	125	125	375	375	200.00%
Lodging	52006	341	0	785	700	700	700	1,875	1,875	167.86%
Other Travel Exp	52007	0	0	0	50	50	50	100	100	100.00%
Taxable Benefit	52008	80	0	98	150	150	90	175	175	16.67%
<b>Travel Subtotal:</b>		<b>1,299</b>	<b>390</b>	<b>2,349</b>	<b>2,725</b>	<b>2,725</b>	<b>2,340</b>	<b>5,875</b>	<b>5,875</b>	<b>115.60%</b>
<b>Total Travel:</b>		<b>1,299</b>	<b>390</b>	<b>2,349</b>	<b>2,725</b>	<b>2,725</b>	<b>2,340</b>	<b>5,875</b>	<b>5,875</b>	<b>115.60%</b>
<b>Office:</b>										
Office Supplies	53000	1,765	2,686	1,870	2,250	2,250	2,250	2,225	2,225	-1.11%
Stationery and Forms	53001	254	0	0	150	150	150	150	150	0.00%
Printing Supplies	53002	313	639	368	400	400	450	375	375	-6.25%
Postage and Box Rent	53004	4	0	2	0	0	0	0	0	0.00%
Computer Supplies	53005	0	0	0	75	75	75	75	75	0.00%
Computer Software	53006	0	0	0	375	375	375	375	375	0.00%
Telephone	53008	3,650	3,558	3,273	3,275	3,275	3,275	4,885	4,885	49.16%
Print Duplicate	73003	2,662	3,516	2,700	2,600	2,600	2,500	2,450	2,450	-5.77%
Postage and Box Rent	73004	2,738	5,091	2,598	3,950	3,950	3,500	3,400	3,400	-13.92%

# Winnebago County

## Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
<b>Division - 086 - Planning</b>										
Computer Licensing Charge	73006	0	0	3,015	2,676	2,676	2,676	4,103	4,103	53.33%
<b>Office Subtotal:</b>		<b>11,386</b>	<b>15,491</b>	<b>13,826</b>	<b>15,751</b>	<b>15,751</b>	<b>15,251</b>	<b>18,038</b>	<b>18,038</b>	<b>14.52%</b>
<b>Operating:</b>										
Subscriptions	53501	522	552	503	0	0	0	0	0	0.00%
Membership Dues	53502	2,133	2,368	1,971	1,750	1,750	2,150	2,100	2,100	20.00%
Publish Legal Notices	53503	1,597	4,078	2,386	3,000	3,000	3,000	3,000	3,000	0.00%
Small Equipment	53522	0	0	0	150	150	150	125	125	-16.67%
Legal Fees	53530	0	30	0	0	0	0	0	0	0.00%
Operating Licenses Fees	53553	183	475	342	680	680	680	90	90	-86.76%
Operating Grants	53565	0	0	0	7,500	7,500	0	6,500	175,292	2,237.23%
Small Equipment Technology	53580	90	0	0	0	0	0	0	0	0.00%
Motor Fuel	73548	1,287	2,052	2,659	1,650	1,650	1,700	1,850	1,850	12.12%
<b>Operating Subtotal:</b>		<b>5,811</b>	<b>9,555</b>	<b>7,860</b>	<b>14,730</b>	<b>14,730</b>	<b>7,680</b>	<b>13,665</b>	<b>182,457</b>	<b>1,138.68%</b>
<b>Repairs &amp; Maint:</b>										
Equipment Repairs	54029	0	0	0	75	75	0	0	0	-100.00%
Maintenance Vehicles	74023	122	201	595	775	775	1,266	775	775	0.00%



## Winnebago County

### Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Division - 086 - Planning										
Technology Repair and Maintain	74029	759	726	759	693	693	429	759	759	9.52%
Repairs & Maint Subtotal:		881	927	1,354	1,543	1,543	1,695	1,534	1,534	-0.58%
Contractual Services:										
Vehicle Repairs	55005	0	0	71	0	0	0	0	0	0.00%
Transcription Services	55009	1,100	2,412	1,811	2,500	2,500	2,250	2,250	2,250	-10.00%
Other Contract Serv	55030	0	935	0	0	0	0	0	0	0.00%
Other Contract Services	75030	1,337	3,092	1,742	2,700	2,700	2,700	2,200	2,200	-18.52%
Contractual Services Subtotal:		2,437	6,439	3,624	5,200	5,200	4,950	4,450	4,450	-14.42%
Insurance Expenses:										
Prop Liab Insurance	76000	3,720	5,484	6,926	7,586	7,586	7,586	4,022	4,022	-46.98%
Insurance Expenses Subtotal:		3,720	5,484	6,926	7,586	7,586	7,586	4,022	4,022	-46.98%
Total Other Operating:		24,235	37,896	33,589	44,810	44,810	37,162	41,709	210,501	369.76%
Expense Total:										
Expense Total:		998,217	981,678	961,857	1,117,432	1,117,432	1,089,490	1,239,492	1,408,284	26.03%
Planning Net(Levy):										
Planning Net(Levy):		(720,388)	(671,992)	(672,608)	(772,857)	(772,857)	(767,780)	(874,882)	(1,043,674)	35.04%



Land Records Modernization Cost Center (081) – Project Expenditures 2023 & 2024						
Item	Budget Account	2023	Total	2024	Proposed Budget	Total
		Description		Description		
Registration/Tuition/Travel (52001-52007)						
1		Staff development and training.	\$8,000	Staff development and training.	\$8,000	\$8,000
Print & Duplicate (53003)						
3		General copying/printing	\$500	General copying/printing	\$400	\$400
Computer Software (53006)						
4		General workplace software	\$10,000	General workplace software	\$7,000	\$7,000
Small Equipment Technology (53580)						
5		General Small Equipment Technology	\$4,000	General Small Equipment Technology	\$10,000	\$10,000
Grounds Maintenance (55007)						
7		Maintain government section corners	\$5,000	Maintain government section corners	\$2,000	\$2,000
Data Processing (55013)						
9		GIS software maintenance	\$35,500	GIS software maintenance	\$39,500	\$150,558
		ROD Avid Lifecycle maintenance	\$70,753	ROD Avid Lifecycle maintenance	\$74,998	
		LRS maintenance	\$32,050	LRS maintenance	\$36,060	
		LRS e-mail and text message notification	\$13,700			
Professional Services (55014)						
10		GIS Professional Services - NG911 Prep	\$24,000	GIS Professional Services - NG911 Prep	\$67,000	\$146,000
		LiDAR (QL1 Elevation Data Processing)	\$53,000	LiDAR (QL1 Elevation Data Processing)	\$54,000	
		Re-establish PLSS monuments	\$50,000	Comprehensive Plan	\$25,000	
		Historic Aerial Photo Georeferencing	\$15,000			
Equipment Technology (58003)						
11		Large Format Plotter/Scanner	\$12,000			\$0
Other Transfers Out (59501)						
12		GIS disbursement offset	\$25,000	GIS disbursement offset	\$34,500	\$34,500
Property and Liability (76000)						
13		Required insurance allocation	\$759	Required insurance allocation	\$680	\$680
Expense Grand Total			\$359,262	Expense Grand Total	\$359,138	
Revenue Projection				Revenue Projection		
Grants: \$51,000			\$255,500	Land Records Grants: \$11,000	\$224,444	
Recording Fees: \$201,500				NG911 Grants \$61,944		
Interest: \$3,000				Recording Fees: \$142,500		
Net			-\$103,762	Net	-\$134,694	



# Winnebago County Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Department - 081 - Land Records Modernization										
Revenue										
Intergov Rev:										
WI Dept of Administration	42002	66,000	57,524	61,000	51,000	51,000	71,000	11,000		-78.43%
Agri Trade Consumer Protection	42004	28,159	0	0	0	0	0	0		0.00%
WI Military Affairs	42008	0	0	0	0	0	0	61,944		100.00%
Intergov Rev Subtotal:		94,159	57,524	61,000	51,000	51,000	71,000	72,944		43.03%
Public Services:										
Recording Fees	45010	191,220	201,156	148,440	151,125	151,125	151,125	106,875		-29.28%
Recording Fees	45068	63,740	67,052	49,480	50,375	50,375	50,375	35,625		-29.28%
Public Services Subtotal:		254,960	268,208	197,920	201,500	201,500	201,500	142,500		-29.28%
Total Operating Revenue:		349,119	325,732	258,920	252,500	252,500	272,500	215,444		-14.68%
Interest:										
Interest Investments	48000	3,754	4,546	7,663	3,000	3,000	6,500	9,000		200.00%
Investment Mark to Market	48002	3,130	(6,087)	(33,980)	0	0	0	0		0.00%
Interest Subtotal:		6,884	(1,541)	(26,317)	3,000	3,000	6,500	9,000		200.00%
Total Non-Operating		6,884	(1,541)	(26,317)	3,000	3,000	6,500	9,000		200.00%

State Strategic Initiative Grants lower for Counties due to lower document recording revenue statewide

One-time State Dept of Military Affairs grant for NG911 upgrades.

Document recordings and related revenue down from prior years.

Document recordings and related revenue down from prior years.

Revenue Total:	356,003	324,191	232,603	255,500	255,500	279,000	224,444	-12.15%
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Expense

Travel:

Registration Tuition	52001	12,862	2,795	1,805	7,100	4,526	7,100	0.00%
Automobile Allowance	52002	0	0	0	300	300	300	0.00%
Commercial Travel	52004	0	0	0	0	984	0	0.00%
Meals	52005	0	0	0	200	200	200	0.00%
Lodging	52006	0	0	90	300	1,140	300	0.00%
Other Travel Exp	52007	0	0	0	100	100	100	0.00%

Travel Subtotal:		12,862	2,795	1,895	8,000	7,250	8,000	0.00%
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Total Travel:		12,862	2,795	1,895	8,000	7,250	8,000	0.00%
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Capital Outlay:

Equipment Technology	58003	0	0	0	12,000	12,000	0	-100.00%
Capital Outlay Subtotal:		0	0	0	12,000	12,000	0	-100.00%

No capital outlay needed in 2024.

Total Capital:		0	0	0	12,000	12,000	0	-100.00%
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Office:

Print Duplicate	53003	0	0	110	500	500	400	-20.00%
Computer Supplies	53005	0	47	0	0	0	0	0.00%
Computer Software	53006	2,073	73	1,106	10,000	10,000	7,000	-30.00%
Office Subtotal:		2,073	120	1,216	10,500	10,500	7,400	-29.52%

Operating:

Membership Dues	53502	200	0	0	0	0	0	0.00%
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Small Equipment 53580	578	2,196	1,039	4,000	4,000	4,000	10,000	150.00%
Technology								
<b>Operating Subtotal:</b>	<b>778</b>	<b>2,196</b>	<b>1,039</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>10,000</b>	<b>150.00%</b>

**Contractual Services:**

Grounds 55007	0	2,906	0	5,000	5,000	5,000	2,000	-60.00%
Maintenance								
Data Processing 55013	142,827	148,155	144,798	152,003	152,003	152,003	150,558	-0.95%
Professional 55014	42,840	29,450	57,611	142,000	142,000	142,000	146,000	2.82%
Service								
<b>Contractual Services</b>	<b>185,467</b>	<b>180,511</b>	<b>202,409</b>	<b>299,003</b>	<b>299,003</b>	<b>299,003</b>	<b>298,558</b>	<b>-0.15%</b>

**Insurance Expenses:**

Prop Liab 76000	420	528	705	759	759	759	680	-10.41%
Insurance								
<b>Insurance Expenses</b>	<b>420</b>	<b>528</b>	<b>705</b>	<b>759</b>	<b>759</b>	<b>759</b>	<b>680</b>	<b>-10.41%</b>

**Total Other Operating:**

	<b>188,739</b>	<b>183,355</b>	<b>205,368</b>	<b>314,262</b>	<b>314,262</b>	<b>314,262</b>	<b>316,638</b>	<b>0.76%</b>
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**Transfers Out:**

Other Transfers 59501	7,500	7,500	10,000	25,000	25,000	25,000	34,500	38.00%
Out								
<b>Transfers Out Subtotal:</b>	<b>7,500</b>	<b>7,500</b>	<b>10,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>34,500</b>	<b>38.00%</b>
<b>Total Non-Operating</b>	<b>7,500</b>	<b>7,500</b>	<b>10,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>34,500</b>	<b>38.00%</b>

**Expense Total:**

	<b>209,101</b>	<b>193,650</b>	<b>217,263</b>	<b>359,262</b>	<b>359,262</b>	<b>358,512</b>	<b>359,138</b>	<b>-0.03%</b>
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**Land Records Modernization**

	<b>146,902</b>	<b>130,541</b>	<b>15,340</b>	<b>(103,762)</b>	<b>(103,762)</b>	<b>(79,512)</b>	<b>(134,694)</b>	<b>29.81%</b>
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# Winnebago County

## Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Department - 089 - Property Lister										
Revenue										
Public Services:										
Forms Copies Etc	45003	777	579	700	600	600	600	600	600	0.00%
Public Services Subtotal:		777	579	700	600	600	600	600	600	0.00%
Total Operating Revenue:										
		777	579	700	600	600	600	600	600	0.00%
Revenue Total:										
		777	579	700	600	600	600	600	600	0.00%
Expense										
Wages:										
Regular Pay	51100	129,204	138,458	141,774	147,863	147,863	140,000	161,581	161,581	9.28%
Wages Subtotal:		129,204	138,458	141,774	147,863	147,863	140,000	161,581	161,581	9.28%
Fringes Benefits:										
FICA Medicare	51200	8,624	9,757	10,167	11,311	11,311	10,000	12,361	12,361	9.28%
Health Insurance	51201	54,090	54,088	54,088	54,049	54,049	45,000	55,778	55,778	3.20%
Dental Insurance	51202	2,522	2,522	2,522	2,522	2,522	2,400	2,628	2,628	4.20%
Workers Compensation	51203	75	170	96	107	107	100	183	183	71.03%
Unemployment Comp	51204	3,160	(3,160)	0	0	0	0	0	0	0.00%

# Winnebago County

## Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Department - 089 - Property Lister										
WI Retirement	51206	8,728	9,346	9,212	10,055	10,055	9,300	11,148	11,148	10.87%
Fringe Benefits Other	51207	782	803	822	828	828	800	905	905	9.30%
Fringes Benefits Subtotal:		77,981	73,526	76,908	78,872	78,872	67,600	83,003	83,003	5.24%
Total Labor:		207,185	211,985	218,682	226,735	226,735	207,600	244,584	244,584	7.87%
Travel:										
Automobile Allowance	52002	0	0	0	150	150	0	150	150	0.00%
Travel Subtotal:		0	0	0	150	150	0	150	150	0.00%
Total Travel:		0	0	0	150	150	0	150	150	0.00%
Office:										
Office Supplies	53000	1,460	1,686	1,688	1,700	1,700	2,200	2,500	2,500	47.06%
Printing Supplies	53002	155	144	0	160	160	175	190	190	18.75%
Telephone	53008	454	357	300	600	600	600	600	600	0.00%
Print Duplicate	73003	2,829	1,914	1,893	3,400	3,400	2,885	3,400	3,400	0.00%
Computer Licensing Charge	73006	0	0	439	584	584	584	1,119	1,119	91.61%
Office Subtotal:		4,898	4,101	4,320	6,444	6,444	6,444	7,809	7,809	21.18%

# Winnebago County

## Budget Detail - 2024

Description	Object	2020 Actual	2021 Actual	2022 Actual	2023 Adopted	2023 Revised	2023 Projected	2024 Request	2024 Executive	% Change From Prior Yr Adopted
Department - 089 - Property Lister										
Operating:										
Membership Dues	53502	70	80	80	80	80	80	80	80	0.00%
Operating Subtotal:		70	80	80	80	80	80	80	80	0.00%
Repairs & Maint:										
Technology Repair and Maintain	74029	99	99	99	99	99	99	99	99	0.00%
Repairs & Maint Subtotal:		99	99	99	99	99	99	99	99	0.00%
Insurance Expenses:										
Prop Liab Insurance	76000	312	576	759	801	801	801	693	693	-13.48%
Insurance Expenses Subtotal:		312	576	759	801	801	801	693	693	-13.48%
Total Other Operating:		5,379	4,856	5,258	7,424	7,424	7,424	8,681	8,681	16.93%
Expense Total:		212,563	216,841	223,940	234,309	234,309	215,024	253,415	253,415	8.15%
Property Lister Net/(Levy):		(211,787)	(216,262)	(223,241)	(233,709)	(233,709)	(214,424)	(252,815)	(252,815)	8.18%





## Winnebago County

Zoning Department

*The Wave of the Future*

### MEMO FOR P & Z MEETING AGENDA OF OCTOBER 6, 2023

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Change(s)

1. Jay Schultz - Town Zoning Change (Tax ID No 006-0403-04) – Town of Clayton.

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

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

2. Kristi Dercks - Town Zoning Change (Tax ID No 028-0920-03) – Town of Winchester.

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

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

3. Winnebago County - Town Zoning Change (Tax ID No 026-0099-01) – Town of Vinland.

The town zoning change for Winnebago County is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change to P1 (Institutional and Recreational Park District) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

4. Sally Reinert - Town Zoning Change (Tax ID No 026-0097) – Town of Vinland.

The town zoning change for Sally Reinert is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change to R1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Residential.

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

**TOWN OF CLAYTON**

**ORDINANCE 2023-Z003**

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP –  
WINNEBAGO COUNTY, WISCONSIN**

**WHEREAS**, one or more applications for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” have been filed with the Town of Clayton Clerk as described herein; and

**WHEREAS**, following the requisite Notices and Public Hearing(s), the proposed amendment(s) have been reviewed and recommended to the Town of Clayton Board of Supervisors by the Town’s Plan Commission; and

**WHEREAS**, the application(s) for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” does comply with the Town’s future land use element of the Town of Clayton Comprehensive Plan 2016 - 2036; and

**WHEREAS**, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Article 7 of the Town of Clayton Zoning Code of Ordinances; and

**NOW, THEREFORE BE IT ORDAINED THAT**, the Board of Supervisors 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 “Town of Clayton Zoning Map – Winnebago County, Wisconsin”:

**Section 1:** The Official “Town of Clayton Zoning Map – Winnebago County, Wisconsin” is amended as follows:

**A. Property Owner(s):**

Jay R. Schultz, 8777 Oakwood Ave, Neenah, WI 54956

006-0403-04

**Legal description of property:**

Part of Lot 1, CSM #6296; and part of Lot 4, CSM #3330, all part of the Southeast ¼ and Northeast ¼ of the Northeast 1/4, Section 15, Town 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

**Findings of Fact:**

1. The Town of Clayton has an adopted Comprehensive Plan.
2. The Future Land Use Plan Map of the Comprehensive Plan shows the subject property as “Residential – Single and Duplex”.
3. The proposed General Agriculture (A-2) District zoning is consistent with the aforementioned “Working Lands” and “Residential – Single and Duplex” future land use categories.
4. Therefore, a zoning map amendment from Rural Residential (R-1) District to General Agriculture (A-2) District is consistent with the adopted Comprehensive Plan.
5. The zoning map amendment is compatible with adjacent land uses.

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

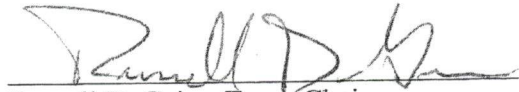
Rural Residential (R-1) District to General Agriculture (A-2) District



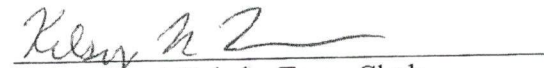
**Section 2:** This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the "Town of Clayton Zoning Map – Winnebago County, Wisconsin" shall be effective upon approval by the Winnebago County Board.

Adopted this 15<sup>th</sup> day of March, 2023

Vote: Yes: 5 No: Ø Abstain: Ø Absent: Ø

  
Russell D. Geise, Town Chair

ATTEST:

  
Kelsey Faust-Kubale, Town Clerk

# Town Board

## Roll Call Vote Tally

Meeting Date: March 15, 2023

Agenda Item: Plan Commission Recommendation: Motion to approve Ordinance 2023-Z003 An Ordinance to Amend the Official Town of Clayton Zoning Ordinance Map for properties known as part of Tax ID #006-0403 and all of Tax ID #006-0403-01 from R-1 (Rural Residential District) to A-2 (General Agriculture District).

Motion by: SR

Second by: PC

**MOTION:** Motion to approve Ordinance 2023-Z003 to amend the Official Town of Clayton Zoning Map.

Supervisor Vote:	Aye	Nay	Abstain
3 Chair Geise	<u>1</u>	<u>      </u>	<u>      </u>
1 Supervisor Reif	<u>1</u>	<u>      </u>	<u>      </u>
2 Supervisor Lettau	<u>1</u>	<u>      </u>	<u>      </u>
5 Supervisor Grundman	<u>1</u>	<u>      </u>	<u>      </u>
4 Supervisor Christianson	<u>1</u>	<u>      </u>	<u>      </u>

TOWN OF CLAYTON  
PLAN COMMISSION RESOLUTION # 2023-004  
RE-ZONING OF TAX ID #006-0403, AND TAX ID #006-0403-01

The Plan Commission for the Town of Clayton has recommended ☒ Approval [ ] Denial  
of the following Rezoning:

**Owner:** Jay R. Schultz

**Applicant:** Martenson & Eisle, Inc

**Location:** 8777 Oakwood Ave, Neenah, WI 54956

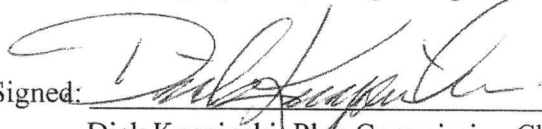
**Legal Description:** Being a part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and being part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , both in Section 15, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, Wisconsin.

**Parcel Number:** The properties are known as Tax ID # 006-0403 (approximately 12 acres); Tax ID # 006-0403-01 (approximately 5.05 acres);

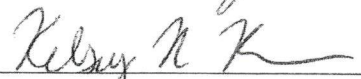
**Explanation:** Applicant is requesting a Zoning Change from R-1 (Rural Residential District) to A-2 (General Agriculture District).

**Town Findings:**

1. The Town does have an adopted land use plan
2. The proposed zoning change does comply with the Town's adopted Land Use Plan.
3. The proposed zoning change is consistent with the Town's pending Future Land Use Plan.
4. The proposed zoning change is consistent with the existing land use pattern

Signed:   
Dick Knapinski, Plan Commission Chair

Date: 3/8/2023

Attest:   
Kelsey Faust-Kubale, Town Clerk

Date: 3/8/2023



# Plan Commission

## Roll Call Vote Tally

Meeting Date: 3/8/23

Agenda Item: Plan Commission review & recommendation on a Re-Zoning Application submitted by Martenson & Eisle, Inc., & Resolution 2023-004, A Resolution Recommending the Re-Zone of Properties known as Tax ID #006-0403; and Tax ID #006-0403-01 (8777 Oakwood Ave) from R-1 (Rural Residential District) to A-2 (General Agriculture District).

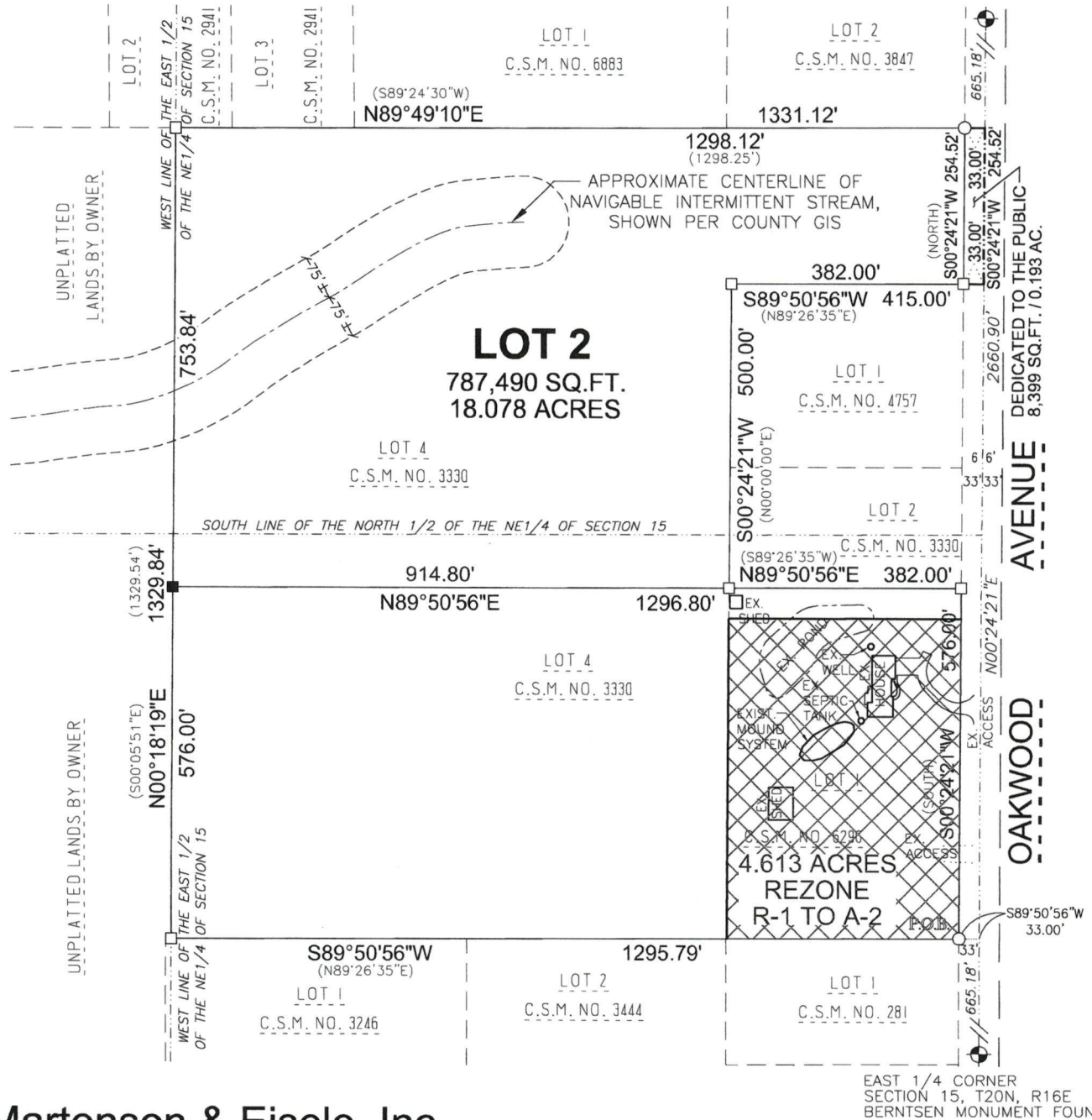
Motion by: BH

Second by: WN

Motion to approve Resolution 2023-004 A Resolution Recommending the Re-zoning of Properties from R-1 (Rural Residential District) to A-2 (General Agriculture District).

Commissioner Vote:	Aye	Nay	Abstain
4 Chair Knapinski	<u>1</u>	<u>          </u>	<u>          </u>
5 Commissioner Ketter	<u>1</u>	<u>          </u>	<u>          </u>
1 Commissioner Nemecek	<u>1</u>	<u>          </u>	<u>          </u>
2 Commissioner Haskell	<u>1</u>	<u>          </u>	<u>          </u>
3 Town Board Rep. Christianson	<u>1</u>	<u>          </u>	<u>          </u>
6 Commissioner Dorow	<u>1</u>		

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 6296; ALL LOCATED IN THE SOUTHEAST 1/4 AND THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST,  
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



Planning  
Environmental  
Surveying  
Engineering  
Architecture

FILE 1-1729-001Rezone.dwg SHEET 1 OF 1  
THIS INSTRUMENT WAS DRAFTED BY: C.Cleary

# Town of Winchester

Ordinance 2023-03

## 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 Owner:** Kristi Dercks

**028-0920-03**

**Legal description of property:** The property located at 5641 Lakeview Road, Larsen, being specifically described as Tax ID 028-0920-01 and the additional lands immediately to the south as identified as LOT 1 on the attached CSM, all in Section 35, Town 20 North, Range 15 East, Town of Winchester, 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).

**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 parcel as Woodland and Natural Areas
3. R-1 (Rural Residential District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 to R-1 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

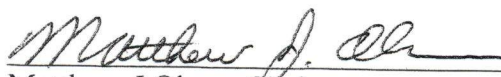
**The above-described property is hereby rezoned from:**

A-2 (General Agricultural District) to R-1 (Rural Residential District).

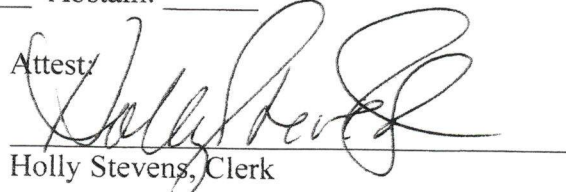
**Section 2:** This Ordinance shall be submitted to the Winnebago County Board for approval. The amendment to the Town of Winchester Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 21st day of August 2023

Vote: Yes: 2 No: 0 Absent: 1 Abstain: 0

  
Matthew J Olson, Chairman

Attest/

  
Holly Stevens, Clerk



# Town of Winchester

8522 Park Way, Larsen, WI 54947  
920.836.2948

August 22, 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 to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning application submitted by Kristi Dercks, for the property located at 5641 Lakeview Road, Larsen, being specifically described as Tax ID 028-0920-01, in Section 35, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin along with the addition of the lands immediately to the south of the property as identified as LOT 1 on the attached CSM. 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 email me.

Sincerely,

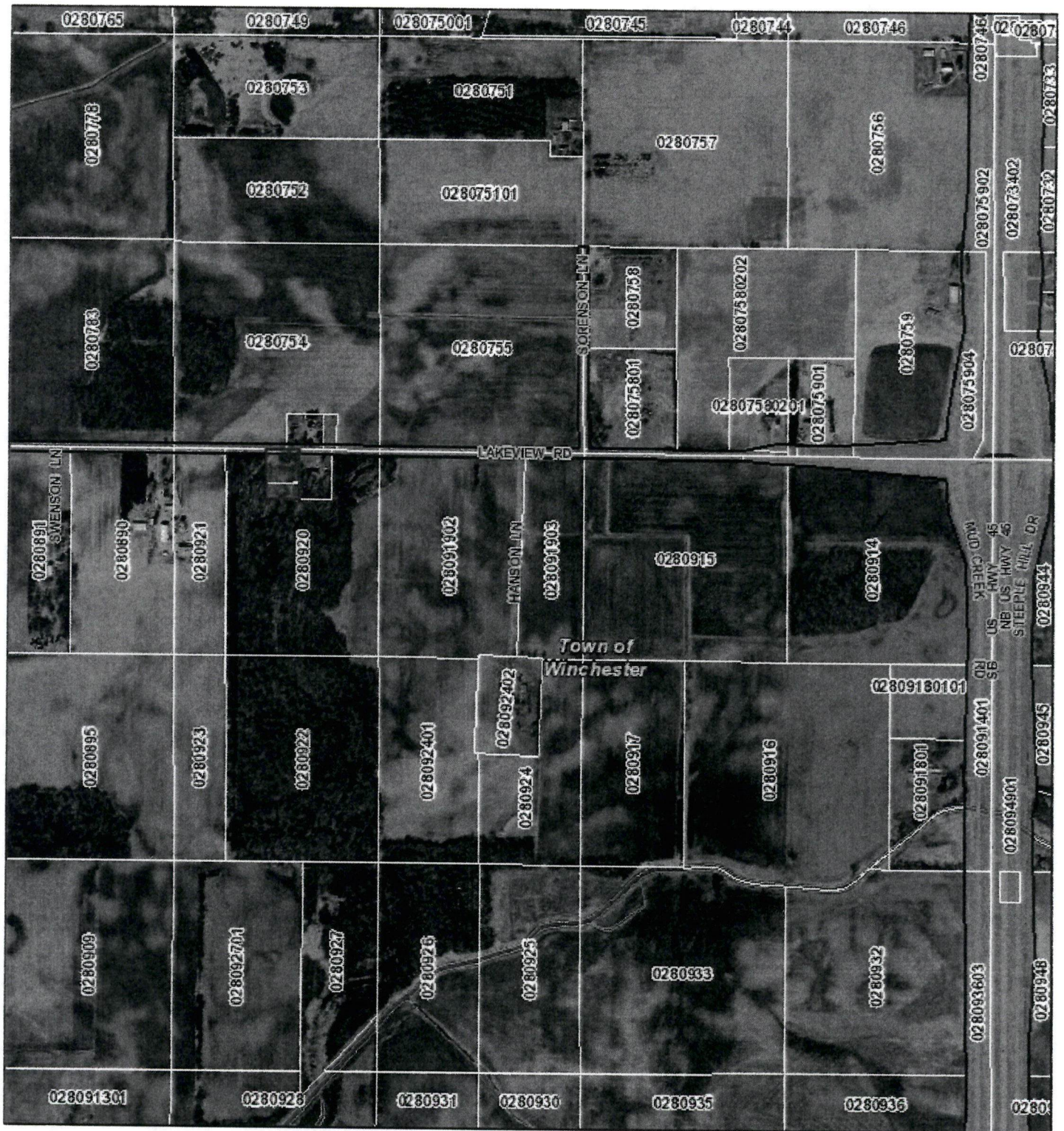


Holly Stevens  
Town of Winchester Clerk

CC County Clerk, Julie Barthels



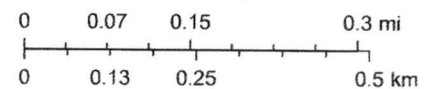
# Part of 028-0920 and 028-0920-01 Kristi Dercks Rezoning



8/17/2023, 12:47:42 PM

1:10,746

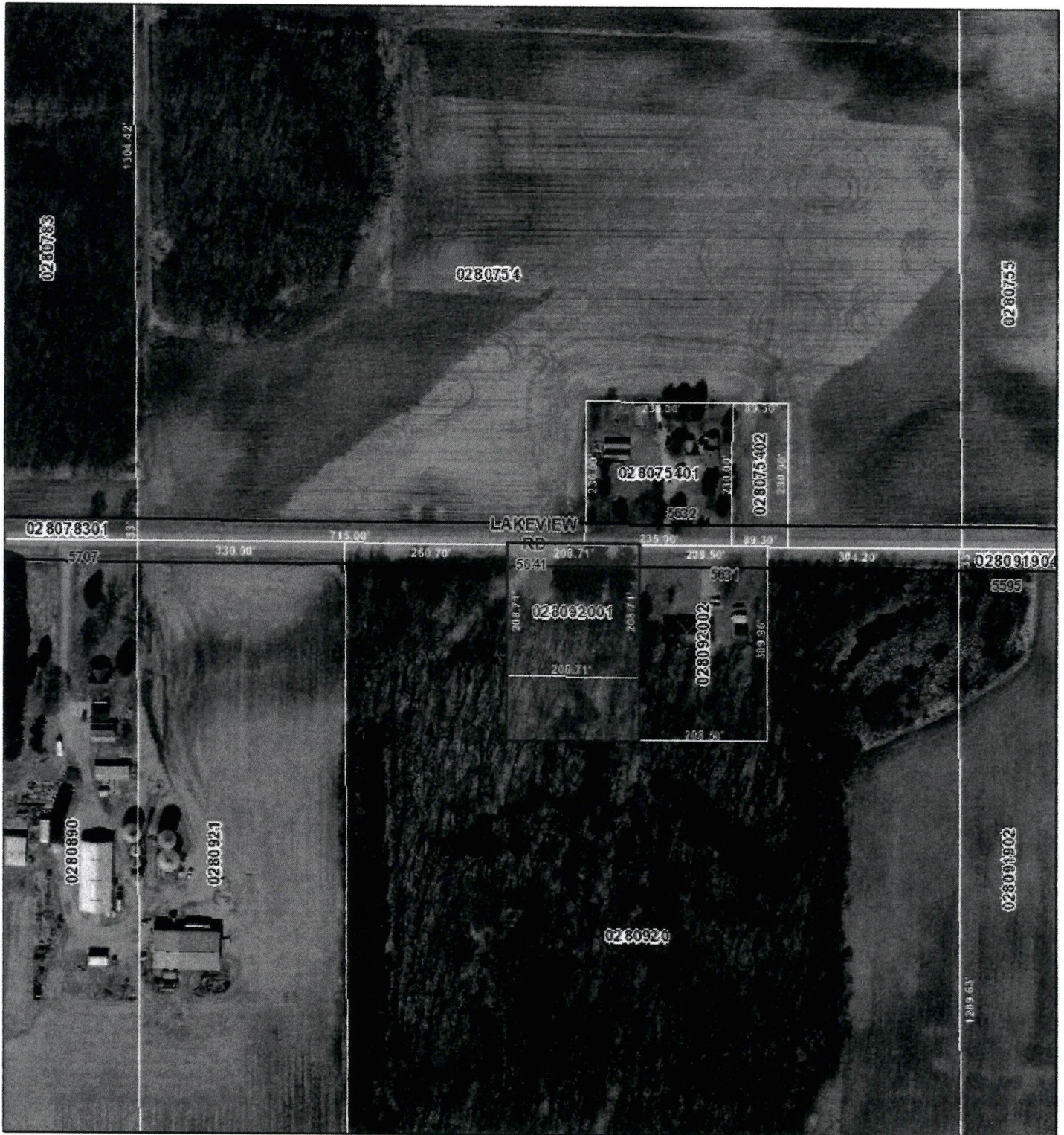
- |  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | Adjacent Counties                    |  | Navigable - Permanent (checked)    |
|  | Lakes, Ponds and Rivers              |  |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



Winnebago County GIS, Imagery Date: April 2020

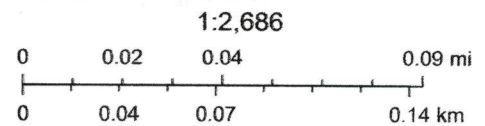


# Part of 028-0920 and 028-0920-01 Kristi Dercks Rezoning



8/17/2023, 12:44:13 PM

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



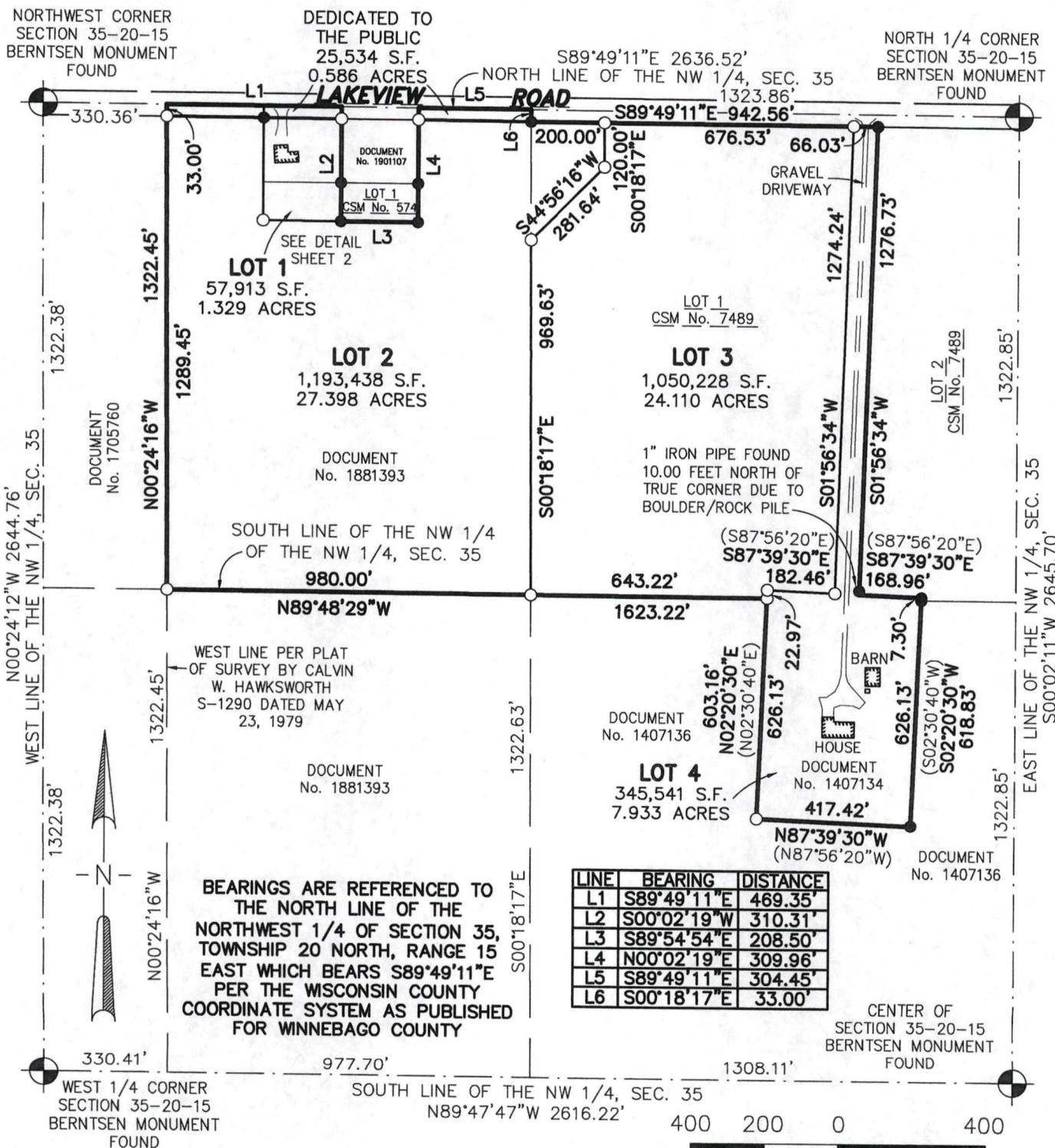
Winnebago County GIS, Imagery Date: April 2020



CERTIFIED SURVEY MAP NO. SHEET 1 OF 6

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS  
RECORDED IN DOCUMENT No. 1792063, A PART OF THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE  
NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF  
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF  
WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

FOR: -RON DERCKS  
-21 HOLLYHOCK COURT  
-APPLETON, WI 54914

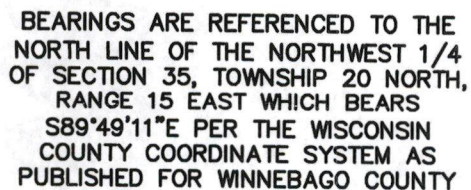


ckalkofen, w:\PROJECTS\0903\092300471\CADD\Civil3D\Survey Documents\CSM\LAKEVIEW ROAD CSM.dwg, sheet 1, Plot Date: 7/28/2023 1:28 PM, xrefs: (parcel\_co-winnebago\_2023\_04, wetlands\_wdtr\_2014\_08)




**SHEET 2 OF 6**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS RECORDED IN DOCUMENT No. 1792063, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN



### LEGEND

- - 3/4" x 18" ROUND IRON REBAR  
WEIGHING 1.5 lbs./lineal ft. SET
- - 1" IRON PIPE FOUND (1.315" O.D.)
-  - CERTIFIED LAND CORNER  
WINNEBAGO COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET



ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS RECORDED IN DOCUMENT No. 1792063, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 7489 as recorded in Document No. 1792063, a part of the Northwest 1/4 of the Northwest 1/4, a part of the Northeast 1/4 of the Northwest 1/4 and a part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin containing 2,672,654 square feet (61.356 acres) of land and more fully described as follows:

Commencing at the Northwest corner of said Section 35; thence S89°49'11"E, 330.36 feet along the North line of the Northwest 1/4 of said Section 35 to the West line of a Plat of Survey by Calvin W. Hawksworth, dated May 23, 1979 and the Point of Beginning; thence continue S89°49'11"E, 469.35 feet along said North line to the Northeast corner of Lands described in Document No. 1872603; thence S00°02'19"W, 310.31 feet along the East line of said Lands to the Southwest corner of Lot 1 of Certified Survey Map No. 574 as recorded in Volume 1 of Maps on Page 574 as Document No. 534394; thence S89°54'54"E, 208.50 feet along the South line of said Lot 1 to the Southeast corner thereof; thence N00°02'19"E, 309.96 feet along the East line of said Lot 1 and its Northerly extension to said North line of the Northwest 1/4; thence S89°49'11"E, 304.45 feet along said North line to the Northwest corner of Certified Survey Map No. 7489 as recorded in Document No. 1792063; thence S00°18'17"E, 33.00 feet along the West line of said Certified Survey Map to the Northwest corner of Lot 1 of said Certified Survey Map No. 7489 and the South right-of-way line of Lakeview Road; thence S89°49'11"E, 942.56 feet along said South right-of-way line and the North line of Lot 1 of said Certified Survey Map No. 7489 to the Northeast corner thereof; thence S01°56'34"W, 1276.73 feet along the East line of said Lot 1 to the Southeast corner thereof; thence S87°39'30"E, 168.96 feet along the South line of Lot 2 of said Certified Survey Map No. 7489 to the Northeast corner of Lands described in Document No. 1407134; thence S02°20'30"W, 626.13 feet along the East line of said Lands to the Southeast corner thereof; thence N87°39'30"W, 417.42 feet along the South line of said Lands to the Southwest corner thereof; thence N02°20'30"E, 603.16 feet along the West line of said Lands to the South line of said Lot 1 of Certified Survey Map No. 7489; thence N89°48'29"W, 1623.22 feet along said South line of Lot 1 and the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 35 to the West line of a Plat of Survey by Calvin W. Hawksworth, dated May 23, 1979; thence N00°24'16"W, 1322.45 feet along said West line to the Point of Beginning.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with s. 236.34 of the Wisconsin Statutes and the subdivision regulations of Winnebago County and Town of Winchester in surveying, dividing and mapping the same.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Douglas E. Woelz, WI Professional Land Surveyor S-2327



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 4 OF 6

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS RECORDED IN DOCUMENT No. 1792063, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

TOWN OF WINCHESTER BOARD APPROVAL

We hereby certify that the Town of Winchester Board of Supervisors approved this Certified Survey Map by voice vote at their regular meeting of \_\_\_\_\_, with/without conditions, and we do hereby certify that all conditions were satisfied and the approval was granted and effective on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Chairperson  
Matt Olson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Clerk  
Holly Stevens

\_\_\_\_\_  
Date

CERTIFICATE OF PLANNING & ZONING COMMITTEE

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Town Treasurer  
Julie Sorenson

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer  
Amber L. Hoppa

\_\_\_\_\_  
Date

NOTES:

-THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL ID'S 028092001, 0280920, 028091902 & 028092402.

-THE PROPERTY OWNERS OF RECORD ARE THE KRISTI L. DERCKS, RONALD A. & CINDY L. DERCKS REVOCABLE TRUST, GEORGE FAMILY PROPERTIES, LLC AND LONA L. GEORGE, TRUSTEE OF THE LONA L. GEORGE TRUST, LAND CONTRACT VENDOR.

-THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No.s 1872603, 1881393, 1407136 & 1407134.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 5 OF 6

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS RECORDED IN DOCUMENT No. 1792063, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

OWNER's CERTIFICATE

Kristi L. Dercks, As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also hereby certify that this CSM is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Town of Winchester  
Winnebago County Planning & Zoning Committee

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Kristi L. Dercks

State of Wisconsin)  
\_\_\_\_\_)ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_

OWNER's CERTIFICATE

Ronald A. & Cindy L. Dercks Revocable Trust, As Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also hereby certify that this CSM is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Town of Winchester  
Winnebago County Planning & Zoning Committee

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ronald A. Dercks—Trustee

\_\_\_\_\_  
Cindy L. Dercks—Trustee

State of Wisconsin)  
\_\_\_\_\_)ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 6 OF 6

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7489 AS RECORDED IN DOCUMENT No. 1792063, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

OWNER's CERTIFICATE

As Owners, George Family Properties, LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also hereby certify that this CSM is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Town of Winchester  
Winnebago County Planning & Zoning Committee

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lona L. George, Managing Member

State of Wisconsin)  
                                  )ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_

OWNER's CERTIFICATE

Lona L. George Trust, As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also hereby certify that this CSM is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Town of Winchester  
Winnebago County Planning & Zoning Committee

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lona L. George, Trustee of the Lona L. George Trust, Land Contract Vendor

State of Wisconsin)  
                                  )ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_



TOWN OF Vinland  
TOWN CLERK: Karen Brazee

**SUBMITTAL FORM**

Name of Property Owner: Winnebago County

Address of Owner: Oshkosh, WI 54904

Name of Applicant: same as above

Address of Applicant: same as above

Legal description of area to be rezoned (attach CSM if applicable):

Removal of Winnebago County Shoreland Zoning and Town zoning has been added as P1

Tax Parcel Number(s): 026009901

Section: 5 Town: 19N Range: 16E

Existing Zoning: \_\_\_\_\_ Name of District: \_\_\_\_\_

Proposed Zoning: P1 Name of District: Institutional and Recreational Park Dist

Town Board Action: ☒ Approval ☐ Denial

**Town Findings:**

Does the town have an adopted Land Use Plan? yes

Does the request agree with the Plan? yes

Other findings approved by the Town Board Vote (list):

I, Karen Brazee, Clerk of Town of Vinland, hereby certify that a public hearing was conducted on 9/12/2023 and that all required notices were posted and/or mailed as by local ordinance.

Signed: Karen Brazee

Date: 9/12/23

To print, click the disk icon below -> then PDF

1 of 1

Find | Next



## Parcel Profile Report for 026009901

### Real Estate Property & Tax Information

This tax information was compiled on THURSDAY, JUNE 29, 2023

Mailing Address:

WINNEBAGO COUNTY  
PO BOX 2808  
OSHKOSH WI 54903 2808

Owner(s):

WINNEBAGO COUNTY

Tax District:

026-TOWN OF VINLAND

School District:

6608-WINNECONNE COMMUNITY SCHOOL DISTRICT

Assessed Values

Land:

\$0

Improvements:

\$0

Brief Property Description (for a complete legal description, see recorded document):

PT NW1/4 NW FRAC1/4 COM 1102 FT W OF NE COR W 130 FT S 250 FT E 130 FT N 250 FT TO  
BEG .72 A.

Site Address(es):

4495 BREEZEWOOD LN

OSHKOSH WI 54904

### Public Land Survey System (PLSS) Information

Physical Location(s):

NW 1/4, NW 1/4 of Section 5, T.19N. - R.16E., TOWN OF VINLAND

### General Zoning Information

District:

Description:

Jurisdiction:

NO DATA AVAILABLE CONTACT  
LOCAL ZONING AUTHORITY

Extraterritorial:

NONE

Shoreland:

NONE

### Navigable Stream and Surface Water Drainage Information

Classification:

NONE

Source:

Type:

Surface Water Drainage Dist:

NONE

### Airport Zoning and Height Limitation Information

Airport:

NONE

District(s):

Elevation Range:

770 - 774

Height Limitation(s):

NONE

Building Height:

### County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

County District:

NONE

SFHA Zone:

ZONE X

SFHA Zone Type:

OUTSIDE FLOODPLAIN

FIRM Panel:

55139C0100E

Map Effective Date:

MARCH 17, 2003

### Wisconsin Wetland Inventory Information

Area Code: Area Description:

S3/E1K SCRUB/SHRUB, EMERGENT/WET MEADOW

T3K FORESTED

[Interactive Map](#)

Source:

WI DNR

WI DNR

[Interactive Map](#)

[More Details](#)

Tax Parcel Number:

026009901

Acres:

0.72

(lot near  
Wio wash  
trail)

[Interactive Map](#)

[More Assessment Details](#)

Total:

\$0

Document Number:

1524057

[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)

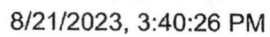
[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)



026 - 009901



1:1,751

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Winnebago County GIS, Imagery Date: April 2020



TOWN OF Vinland  
TOWN CLERK: Karen Brazee

**SUBMITTAL FORM**

Name of Property Owner: Sally Reinert

Address of Owner: 7286 Fahley Rd Oshkosh, WI 54904

Name of Applicant: same as above

Address of Applicant: same as above

Legal description of area to be rezoned (attach CSM if applicable):

Removal of Winnebago County Shoreland Zoning and Town zoning has been added as R1

Tax Parcel Number(s): 0260097

Section: 5 Town: 19N Range: 16E

Existing Zoning: \_\_\_\_\_ Name of District: \_\_\_\_\_

Proposed Zoning: R1 Name of District: Rural Residential

Town Board Action: ☒ Approval ☐ Denial

**Town Findings:**

Does the town have an adopted Land Use Plan? yes

Does the request agree with the Plan? yes

Other findings approved by the Town Board Vote (list):

I, Karen Brazee, Clerk of Town of Vinland, hereby certify that a public hearing was conducted on 9/12/2023 and that all required notices were posted and/or mailed as by local ordinance.

Signed: Karen Brazee

Date: 9/12/23

To print, click the disk icon below -> then PDF



## Parcel Profile Report for 0260097

### Real Estate Property & Tax Information

This tax information was compiled on THURSDAY, JUNE 29, 2023

Mailing Address:

REINERT, SALLY A  
7286 FAHLEY RD  
OSHKOSH WI 54904

Owner(s):

REINERT, SALLY A

Tax District:

026-TOWN OF VINLAND

School District:

6608-WINNECONNE COMMUNITY SCHOOL DISTRICT

Assessed Values

Land:

\$33,700

Improvements:

\$186,600

Brief Property Description (for a complete legal description, see recorded document):

PT NE NW DESC AS LOT 1 OF CSM-3186 1.18 A.

Site Address(es):

7286 FAHLEY RD

OSHKOSH WI 54904

### Public Land Survey System (PLSS) Information

Physical Location(s):

NE 1/4, NW 1/4 of Section 5, T.19N. - R.16E., TOWN OF VINLAND

### General Zoning Information

District:

Description:

Jurisdiction:

NO DATA AVAILABLE CONTACT  
LOCAL ZONING AUTHORITY

Extraterritorial:

NONE

Shoreland:

NONE

### Navigable Stream and Surface Water Drainage Information

Classification:

NONE

Source:

Type:

Surface Water Drainage Dist:

NONE

### Airport Zoning and Height Limitation Information

Airport:

NONE

District(s):

Elevation Range:

784 - 792

Height Limitation(s):

NONE

Building Height:

### County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

County District:

NONE

SFHA Zone:

ZONE X

SFHA Zone Type:

OUTSIDE FLOODPLAIN

FIRM Panel:

55139C0100E

Map Effective Date:

MARCH 17, 2003

### Wisconsin Wetland Inventory Information

Area Code: Area Description:

NONE

Source:

### Future Land Use Planning Information

[Interactive Map](#)

[More Details](#)

Tax Parcel Number:

0260097

Acres:

1.18

[Interactive Map](#)

[More Assessment Details](#)

Total:

\$220,300

Document Number:

1671968

[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)

[Interactive Map](#)



# Site Map

026-0097



8/21/2023, 3:39:03 PM

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

