

R E S O L U T I O N

DATE: July 16, 2013

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 2

WHEREAS, it is desirable to amend the Zoning Ordinance and the Zoning Map of the TOWN OF VINLAND in accordance with the petition of TIM WENZLAFF 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 VINLAND, be and the same, are amended to provide that the attached described property be changed from the classification of R-1 of said ordinance, which it now and heretofore had, to the zoned district of A-2.

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 VINLAND)

PARCEL NO: 026-0488-03

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 _____,
2013.

Mark Harris



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z DELIBERATIVE AGENDA OF JULY 1, 2013

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Tim Wenzlaff Town Zoning Change – Town of Vinland

The town zoning change for Tim Wenzlaff is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change to A-2 and Winnebago County's land use plan which incorporates the City of Oshkosh' future land use plan in this area, shows future land use as residential. Agricultural zoning is considered a neutral use in an area planned for residential use.

RECOMMENDATION: ~~Approval.~~

move to full County Board

5-0

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994



ZONING SUBMITTAL FORM

Name of Property Owner: **WAYNE & MARY ELLEN WENZLAFF**

Address of Owner: **5710 ST. IVES ROAD, OSHKOSH, WI. 54904**

Name of Applicant: **TIM WENZLAFF**

Address of Applicant: **SAME AS ABOVE**

Legal Description of Area to be Rezoned: **.50 ACRES (see enclosed CSM)**

Tax Parcel Number (if Existing Parcel): **026-0488-03**

Section 22 Town 19 N. Range 16 E.

Existing Zoning: **R-1** Name of District: **RURAL RESIDENTIAL DISTRICT (NON-SUBDIVIDED).**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Marilyn Fahrenkrug, Clerk of the Town of Vinland, hereby certify that a public hearing was conducted on **JUNE 10, 2013** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Marilyn Fahrenkrug Dated: 6-11-2013
Clerk: Marilyn Fahrenkrug

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

CERTIFIED SURVEY MAP REVIEW

Petitioner: Tim Wenzlaff

Address: 5710 St. Ives Road, Oshkosh, WI. 54904

Property Owners: Wayne Wenzlaff. (Same Address as Above)

**FOR THE PROPOSED CSM TO CREATE: LOT #1-218,343 SQ. FT. (5.012 ACRES)
AND LOT #2-720,960 SQ. FT. (16.551 ACRES).**

TAX PARCELS INVOLVED: (026)-0488-03, 0488-04 & 0488-09.


PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 22, T. 19N., R. 16E., TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

Approved: XX

Disapproved

I, Marilyn Fahrenkrug, Clerk of the Town of Vinland, certify that the foregoing is a true and accurate copy of the decision of the Town Board of the Town of Vinland, Winnebago County, WI.

Dated this 10th day of June, 2013


Clerk: Marilyn Fahrenkrug

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING CHANGE PERMIT

By Resolution of the Town Board, Town of Vinland, Winnebago County, WI. Regarding:

Petition of: Tim Wenzlaff

Property Owner: Wayne Wenzlaff

Mailing Address: 5710 St. Ives Road, Oshkosh, WI. 54904

For the proposed zoning amendment change affecting the Town of Vinland Zoning Ordinance and Official Map of the Town of Vinland, Winnebago County, WI.

TAX PARCEL INVOLVED: (026) 0488-03.

REZONING OF .50 ACRES FROM R-1 TO A-2 TO ALLOW THE CREATION OF TWO NEW PARCELS BY CERTIFIED SURVEY MAP TO BE ZONED A-2

Be it Resolved, by the Town Board, Town of Vinland, Winnebago County, WI. That the above indicated proposed amendment to the Town of Vinland Zoning Ordinance, be and the same, is hereby:

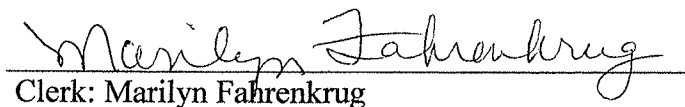
Approved: XX

Disapproved:

With the following conditions set forth: THIS REQUEST CONFORMS TO THE COMPREHENSIVE LAND USE PLAN ADOPTED BY THE TOWN BOARD OF THE TOWN OF VINLAND, WINNEBAGO COUNTY, WI.

I, Marilyn Fahrenkrug, Clerk of the Town of Vinland, certify that the foregoing is a true and accurate copy of a resolution adopted by the Town Board of the Town of Vinland, Winnebago County, WI.

Dated this 10th day of June, 2013


Clerk: Marilyn Fahrenkrug

attn:
Mike Koz.
3-pages
\$300

**TOWN OF VINLAND
GENERAL APPLICATION FORM**

APPLICATION TYPE: ☒ ZONING CHANGE
☐ VARIANCE
☐ CONDITIONAL USE PERMIT
☐ SWIMMING POOL PERMIT
☐ POND PERMIT
☐ SIGN PERMIT

Recd 5/13/2013
Ref

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: WAYNE WENZLAFF

MAILING ADDRESS: 5710 ST IVES ROAD

CITY OSHKOSH STATE WI ZIP CODE 54904

PHONE 920-252-1668 FAX _____ DATE 5.13.13

X SIGNATURE: [Signature]

APPLICANT'S NAME: TIM WENZLAFF

MAILING ADDRESS: 5710 ST IVES ROAD

CITY OSHKOSH STATE WI ZIP CODE 54904

PHONE 920-252-1668 FAX _____ DATE _____

X SIGNATURE: [Signature]

ADDRESS OF AFFECTED PROPERTY: 3492 Brooks Rd

TAX KEY/PARCEL # 0260488003

SECTION 22 19 N RANGE 16 E

1. ZONING: EXISTING R1 OVERLAY _____ PROPOSED A2

2. SEWER: EXISTING X NEW _____ COUNTY PERMIT # _____

3. EXISTING USE OF PROPERTY: _____

VACANT EXCEPT SMALL WOOD FRAME SHED

4. PROPOSED USE OF THE PROPERTY:

GENERAL AG &
SINGLE FAMILY HOME

5. ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.

PLEASE SEND THE ABOVE INFORMATION TO:
VINLAND TOWN HALL
6085 COUNTY RD. T
OSHKOSH, WI. 54904

BOB WEBER
1576 NELSON CT
NEENAH

REMEMBER, ALL APPLICATIONS MUST BE RECEIVED AT LEAST
FOURTEEN DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS
WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

ZONING CHANGE PETITION

1. Describe how adequate public facilities (sewer, water, streets, etc.) to serve the development will be provided:

EXISTING STREETS. PRIVATE SEWER & WATER

2. Describe how providing public facilities will not be a burden to local government.

NO PUBLIC FACILITIES EXCEPT EXISTING
PUBLIC STREETS.

3. Describe why the proposed development would be the highest and best use of the property.

REMOVE DUAL ZONING

4. Describe how development will not cause unreasonable or adverse effects on rare or irreplaceable natural areas.

NO CHANGE TO LAND, JUST REMOVING DUAL ZONING

5. Is development compatible with surrounding land uses?

YES

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

NOTICE OF PUBLIC HEARING

The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following
Public Hearings at the Vinland Town Hall.

DATES/TIMES: JUNE 3, 2013 @ 6:30 PM.--PLAN COMMISSION
JUNE 10, 2013 @ 7:00 PM.-- TOWN BOARD

SUBJECT: ZONING CHANGE APPLICATION

DESCRIPTION OF SUBJECT SITE: .50 ACRE PARCEL ZONED RESIDENTIAL.

PROPERTY OWNER: WAYNE & MARY ELLEN WENZLAFF, 5710 ST IVES ROAD,
OSHKOSH, WI. 54904

APPLICANT: TIM WENZLAFF, SAME ADDRESS AS ABOVE

EXISTING ZONING: R-1, RURAL RESIDENTIAL DISTRICT, (NON-SUBDIVIDED).

PROPOSED ZONING: A-2, GENERAL FARMING DISTRICT.

LOCATION OF PREMISES AFFECTED: AT THE CORNER OF BROOKS & ST
IVES ROADS. PROPERTY ADDRESS IS 3492 BROOKS ROAD.

LEGAL DESCRIPTION: SECTION 22, T.19N.-R.16E., TOWN OF VINLAND,
WINNEBAGO, WI.

TAX PARCEL NO: 026-0488-03

EXPLANATION: APPLICANT IS APPLYING FOR THE ZONING CHANGE FROM R-1
TO A-2 TO ALLOW FOR CREATION OF 2 NEW PARCELS BY CSM OUT OF 3
EXISTING PARCELS. TWO OF THE EXISTING PARCELS ARE ZONED A-2.

ORDINANCE & SECTION AFFECTED: TITLE 13, TOWN OF VINLAND ZONING CODE,
ARTICLE C, ZONING DISTRICTS, SECTIONS: 13-1-42, & 13-1-53

All interested persons wishing to be heard are invited to be present.
Robert M. Weber, Zoning Administrator, Town of Vinland.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DOCUMENT NO.

This Deed, made between Robert E. Potter and JoLinda V. Potter, husband and wife

Grantor,
and Wayne H. Wenzlaff and Mary Ellen K. Wenzlaff, husband and wife as survivorship marital property

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Winnebago
County, State of Wisconsin:

That part of the South West 1/4 of the SOUTH EAST 1/4 of Section Twenty-two (22) Township Nineteen (19) North, of Range Sixteen (16) East, in the Town of Vinland, described as follows, viz:-
Commencing at the Southwest corner of the South West 1/4 of the South East 1/4 of said Section; thence east, along the South line of the South West 1/4 of the South East 1/4 of said Section, One Hundred Fourteen and Sixty-three Hundredths (114.63) feet; thence north, One Hundred Ninety (190) feet; thence west, One Hundred Fourteen and Sixty-three Hundredths (114.63) feet; thence south, One Hundred Ninety (190) feet, to the place of beginning.

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And Robert E. Potter and JoLinda V. Potter, his wife

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 28th day of October, 1996

(SEAL)

(SEAL)

Robert E. Potter (SEAL)
* Robert E. Potter
JoLinda V. Potter (SEAL)
* JoLinda V. Potter

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Henry C. Mathewson

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

Register's Office
Winnebago County, Wis.
Received for record
this 31st Day of
October
A.D. 1996 at
3:30 o'clock PM
John Wenzlaff
REGISTER OF DEEDS
Chy
10

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

PARCEL IDENTIFICATION NUMBER

ENERGY
CODE

W-7

TRANSFER

\$ 20.40
FEE

ACKNOWLEDGMENT

State of Wisconsin,

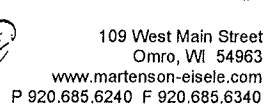
Winnebago County, ss.

Personally came before me this 28th day of
October, 1996, the above named
Robert E. Potter and JoLinda V. Potter

to me known to be the person S who executed the foregoing
instrument and acknowledged the same.

Henry C. Mathewson
Notary Public, Winnebago County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 19____.)

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 22, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.



Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-1779--001
FILE 1779001CSM SHEET 1 OF 3
This instrument was drafted by: DSL

Certified Survey Map

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Tim Wenzlaff, part of the Southwest 1/4 of the Southeast 1/4, and part of the Northwest 1/4 of the Southeast 1/4, all in Section 22, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of said Section 22; thence North 89 degrees 07 minutes 24 seconds East 343.91 feet, along the South line of the said Southeast 1/4; thence North 00 degrees 20 minutes 02 seconds West 190.01 feet; thence North 89 degrees 07 minutes 24 seconds East 398.53 feet; thence North 00 degrees 20 minutes 02 seconds West 1192.02 feet; thence South 89 degrees 07 minutes 32 seconds West 742.43 feet, along the South line of Lot 1 of Certified Survey Map 5336; thence South 00 degrees 20 minutes 02 seconds East 435.06 feet, along the East line of Lot 1 of Certified Survey Map 5354, being the West line of said Southeast 1/4; thence South 89 degrees 28 minutes 19 seconds West 2.00 feet, along the South line of Lot 1 of Certified Survey Map 5354; thence South 00 degrees 32 minutes 15 seconds East 914.00 feet, along the East line of "Brookwood Park", being the West line of said Southeast 1/4; thence South 01 degree 49 minutes 59 seconds West 33.04 feet, to the point of beginning.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the Town of Vinland, and Winnebago County Subdivision Ordinances.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 13 day of MAY, 2013.

James E. Smith
James E. Smith, WI. Land Surveyor, S-1803



Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____ day of _____, 2013.

Chairman, Planning and Zoning Committee

OWNERS CERTIFICATE:

As owners, we the undersigned, hereby certify that we caused the land above described to be surveyed, divided, dedicated to the public and mapped all as shown and represented on this map.

Wayne H. Wenzlaff Date

Mary Ellen Wenzlaff Date

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the _____ day of _____, 2013, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

Certified Survey Map

City of Oshkosh Planning Committee Certificate:

This Certified Survey Map of part of Section 22, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin is hereby approved.

Date: _____ By _____
Planning Commission Representative

Treasurer's Certificate:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Town Treasurer _____ Date _____ County Treasurer _____ Date _____

Town Board Approval:

We hereby certify that the Town of Vinland has reviewed and approved this certified survey map.

Town Chairman _____ Date _____ Town Clerk _____ Date _____

This CSM is contained wholly within the property described in the following recorded instruments:

<u>Owner(s) of record</u>	<u>Document(s)</u>	<u>Parcel Number(s)</u>
Wayne H. Wenzlaff	953466	026048803
Mary Ellen Wenzlaff	536013	026048804
	490737	026048809

