

R E S O L U T I O N

DATE: August 19, 2014

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 11

WHEREAS, it is desirable to amend the Zoning Ordinance and the Zoning Map of the TOWN OF WOLF RIVER in accordance with the petition of Mark Madison and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan and Winnebago County's Farmland Preservation 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 WOLF RIVER, be and the same, are amended to provide that the attached described property be changed from the classification of A-2 of said ordinance, which it now and heretofore had, to the zoned district of A-3.

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 WOLF RIVER)

PARCEL NO: 032-0178-01 FROM A-2 TO A-3.

COUNTY DISCLAIMER:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS ____ DAY OF _____,
2014.

Mark Harris

County Board Supervisory district **36**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z PLANNING MEETING AGENDA OF AUGUST 4, 2014

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in dark ink, appearing to be 'CAR' followed by a stylized flourish.

RE: Review of Town Zoning Changes

1. Foth - Town Zoning Change (Tax ID Nos: 032-0270-02, 032-0270-04) – Town of Wolf River.

The town zoning change for Foth is consistent with Winnebago County's Land Use Plan. The Town of Wolf River approved the zoning change from A-2 (General Farming District) to Business District and Winnebago County's land use plan shows future land use as woodland / open space.

RECOMMENDATION: Forward zone change to County Board for action.

2. Madison - Town Zoning Change (Tax ID No: 032-0178-01) – Town of Wolf River.

The town zoning change for Madison is consistent with Winnebago County's Land Use Plan. The Town of Wolf River approved the zoning change from A-2 (General Farming District) to A-3 (Small Farming District) and Winnebago County's land use plan shows future land use as woodland / openspace / agriculture.

RECOMMENDATION: Forward zone change to County Board for action.

3. Hahn - Town Zoning Change (Tax ID No: 032-0193-01-01) – Town of Wolf River.

The town zoning change for Hahn is consistent with Winnebago County's Land Use Plan. The Town of Wolf River approved the zoning change from A-2 (General Farming District) to Business District and Winnebago County's land use plan shows future land use as commercial / mixed use.

RECOMMENDATION: Forward zone change to County Board for action.

FLU: Woodland/open space
Agriculture

Wolf River Town Hall
8800 County Road II
PO Box 338
Fremont, WI 54940
Phone: 920-446-3837
FAX: 920-446-2491
SUBMITTAL FORM

- County Notes:
1. Part of 032-0270?
 2. Proof of hearing & notices?
 3. Town's disposition?

WRONG PARCEL #
SIB 032-0178

Name of Property Owner: Sandra Rose Zietlow/Dennis Evan Hases, et al

Address of Owner: 9035 County Road H, Fremont, WI 54940

032-0178-01-- A-3

Name of Applicant: Mark Madison

Address of Applicant: 619 W New York Avenue, Oshkosh, WI 54901

Location of Property: 9034 County Road H, Fremont, WI 54940

Legal Description of Area to be Re-zoned: Located in a part of the NW ¼ of the SE ¼ of Section 8 T20N, R14E, Town of Wolf River, Winnebago County, WI

Tax Parcel Number of Existing Parcel: 032-0178 (Lot 1 of CSM-6725)?

EXPLANATION:

Brian D Haese (POA) are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2 General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.

The Town Board of Wolf River reviewed the above request for a zoning change and made the following motion,

[] APPROVED [] DISAPPROVED

7
1. Does the Town have an adopted land use plan? (yes) (no)

2. Does the request agree with the plan? (yes) (no) (N/A)

3. Other findings:

- a. No objection from neighboring property owners
- b. Land will be compliant with Town of Wolf River Zoning Ordinance.
- c. Land will be compliant with the Town of Wolf River Future Land Use Map.
- d. Zoning change will be compatible with adjoining properties.

Attested: Susan J. Gilbert, Clerk

Date: February 21, 2013

WOLF RIVER TOWN HALL

8800 COUNTY ROAD II FREMONT WI 54940

Telephone 920-446-3837 Fax 920-446-2491

Public Hearing

Tuesday, February 19, 2013 at 6:00 pm

AGENDA

The Zoning Committee and Plan Commission will hold a Public Hearing to consider the zoning change requests listed below.

1. Call meeting to order by Chairman Dave Koepp
2. Request # 1 - Zoning change for parcel # 032-0270, corner of II and South Road, Fremont, WI. Present zoning is A2, proposed zoning B & D. ~~Dana & Lori Foth~~ are requesting the proposed changes. Create two new parcels, out lot # 1 as parking lot for Drew's Tavern and lot 1 for Boom Bay Fire Department for construction of fire station. Lot 2 to remain A-2. See proposed Certified Survey Map.
3. Request # 2 - Zoning change for parcel #032-0178, 9035 County Road H, Fremont, WI. Sandra ~~Rose Zietlow/Dennis Evan Haese et al, Brian D Haese (POA)~~ are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2 General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.
4. Adjournment

Notice prepared by:
Judy Knaus,
Plan Commission Secretary

The joint meeting will be held at the Town Hall, located at 8800 County Road II, Fremont, WI

ALL MEETINGS ARE OPEN TO THE PUBLIC

PUBLIC PARTICIPATION ENCOURAGED

Members of the Wolf River town board and members of other public bodies may attend this meeting to gather information and participate in discussion. No official action will be taken by these bodies.

Notices are mailed or e-mailed by the clerk for posting at the following locations: Union Star, Hahn-a-Lula Resort and are posted at the

The testing will be conducted in the lower level of the Recreation Center, 407 School Street. All persons are invited to attend.

/s/ Henry Veleker
City Administrator/Clerk
WNAXLP

LEGAL

(Publish January 31 &
February 7, 2013)

NOTICE OF PUBLIC HEARING

The Town of Wolf River Zoning Committee and Plan Commission will hold a Public Hearing at the Wolf River Town Hall on Tuesday, February 19, 2013 at 6:00 p.m. to consider the following case:

DESCRIPTION OF SUBJECT SITE:

Property Owner: Sandra Rose Zietlow/ Dennis Evan Haese et al, Brian D Haese POA

Applicant: Mark A Madison, 619 W. New York Ave, Oshkosh, WI 54901

Location of Property: 9035 County Road H, Fremont
Legal Description: NESE 39.50 Acres S 8, T20N, R14E
Parcel Number: 032-0178
Total Area: 30.50 Acres
Zoning: A2

Explanation: Applicant would like to purchase 4 acres with all buildings and create new parcel. Applicant is requesting

a zoning change from A2 General Farming District, Section 1.05 (1) (b) to A3 Small Framing District, Section 1.05 (1) (c) for this new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.

All interested persons wishing to be heard at the Public Hearing are invited to be present.

NOTICE OF ZONING COMMITTEE MEETING

The Town of Wolf River Zoning Committee will meet on Tuesday, February 19, 2013 at 6:30 p.m. or as soon thereafter as the above noticed hearing is concluded, at the Wolf River Town Hall and may act upon the matter which is the subject of said hearing. For further information concerning these notices, contact Lee Robbert at 920-836-3681.

WNAXLP

SUBSCRIBE

800-759-6397

Let us
bring the
news to
you!



LEGAL

(Publish January 31 &
February 7, 2013)

NOTICE OF PUBLIC HEARING

The Town of Wolf River Zoning Committee and Plan Commission will hold a Public Hearing at the Wolf River Town Hall on Tuesday, February 19, 2013 at 6:00 p.m. to consider the following case:

DESCRIPTION OF SUBJECT SITE:

Property Owner: Dana & Lorie Foth, 7645 County Road II, Fremont, WI 54940

Applicant: Same as Above
Location of Property: Corner of County Road II and South Road

Legal Description: SW SW EXC E 140 FT of W286 FT of N116.5 EXC HWY-PT V777P52-1.06 A S12 R20E

R14W

Parcel Number: 032-0270

Total Area: 38.73 Acres

Zoning: A2

Explanation: Applicant would like to create 2 new parcels per proposed survey and is requesting a zoning change for the new parcels per the Town of Wolf River Zoning Ordinance from A2, General Farming District Section 1.05 to Business District, Section 1.08. Outlot #1, 0.229 acres to be used as parking lot by Drews' Tavern. Outlot #2, 2.0 acres, for future construction of a fire station.

All interested persons wishing to be heard at the Public Hearing are invited to be present.

NOTICE OF ZONING COMMITTEE MEETING

The Town of Wolf River Zoning Committee will meet on Tuesday, February 19, 2013 at 6:30 p.m. or as soon thereafter as the above noticed hearing is concluded, at the Wolf River Town Hall and may act upon the matter which is the subject of said hearing. For further information concerning these notices, contact Lee Robbert at 920-836-3681.

townofwolfriver@centurytel.net

WNAXLP

PUBLIC HEARING MINUTES

TOWN OF WOLF RIVER

February 19, 2013, 6:00 pm

The Town of Wolf River Zoning Committee and Plan Commission held a Public Hearing at the Wolf River Town Hall on Tuesday February 19, 2013 at 6:02 p.m.

Dave Koepp called the public hearing to order. Present: Dave Koepp, Lee Robbert, Richard Larsen, Dan Rieckmann, Jim Freer, Patty Sprenger Ken Hahn, Bill Liedtke and Judy Knaus.

Also present: Paul DeBruin, property owner of parcel # 032-0204.

Notices were properly published per the Town Clerk and the Zoning Administrator. Notices were mailed to property owners within 300 feet of the said property. No written or oral objections were received.

1. Purpose of the meeting was to give the public an opportunity to express their views on the Zoning change requests.

Request # 1 - Zoning change for parcel # 032-0270, corner of II and South Road, Fremont, WI. Present zoning is A2, proposed zoning B & D. Dana & Lori Foth are requesting the proposed changes. Create two new parcels, out lot # 1 as parking lot for Drew's Tavern and lot 1 for Boom Bay Fire Department for construction of fire station. Lot 2 to remain A-2.

See proposed Certified Survey Map

Location of Property: County Road II

Legal Description: NW ¼ of NE ¼ of Section 10 Town 20N Range 14E

Parcel Number: 032-0204 Total Area: 28.3658 Zoning A2

Request # 2 - Zoning change for parcel #032-0178, 9035 County Road H, Fremont, WI.

Sandra Rose Zietlow/Dennis Eyan Haese et al, Brian D Haese (POA) are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2

General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance

Motion was made to close the Public Hearing by Dan Rieckmann and seconded by Bill Liedtke. Motion carried (9-0).

Public Hearing closed at 6:20 pm.

Prepared by;

Judy A Knaus

Plan Commission Secretary

Wolf River Town Hall
8800 County Road II
PO Box 338
Fremont, WI 54940
Phone: 920-446-3837
FAX: 920-446-2491

Name of Property Owner: Sandra Rose Zietlow/ Dennis Evan Haese et al, Brian D Haese POA

Address of Owner: 7645 County Road II, Fremont, WI 54940

Name of Applicant: Mark A Madison

Address of Applicant: 619 W. New York Ave, Oshkosh, WI 4901

Location of Property: 9035 County Road H, Fremont 54940

Legal Description of Area to be Re-zoned: NESE 39.50 Acres S 8, T20N, R14E

Tax Parcel Number of Existing Parcel: 032-0178

Total Area: 30.50 Acres

Zoning: A2

EXPLANATION: Applicant would like to purchase 4 acres with all buildings and create new parcel. Applicant is requesting a zoning change from A2 General Farming District, Section 1.05 (1) (b) to A3 Small Framing District, Section 1.05 (1) © for this new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.

Wolf River Planning & Zoning Commission reviewed the zoning change request and a motion passed to recommended that the Town Board of Wolf River

Approve the rezone request for the following;

- a. No objection from neighboring property owners
- b. Land will be compliant with the Town of Wolf River Future Land Use Plan.
- c. Zoning change will be compatible with adjoining properties and in compliance with the Zoning ordinance.

Information: 2012 property taxes are not paid. There is no CMS at this time.

Attested: Judy A Knaus

Date: February 19, 2013

*Wolf River Town Hall
8800 County Road II
PO Box 338
Fremont, WI 54940*

February 21, 2013
5:00 p.m.

AGENDA

Town Board will consider and act upon the following:

1. Call to Order by Chairperson Rutten.
2. Pledge of Allegiance.
3. **ZONING CHANGE** for parcel # 032-0270, corner of II and South Road, Fremont, WI.
Present zoning is A2, proposed zoning B & D. Dana & Lori Foth are requesting the proposed changes. Create two new parcels, out lot # 1 as parking lot for Drew's Tavern and lot 1 for Boom Bay Fire Department for construction of fire station. Lot 2 to remain A-2. See proposed Certified Survey Map.
4. **CERTIFIED SURVEY MAP:** For the Boom Bay Fire Department. Description: Located in a part of the SW ¼ of the SW ¼ of Section 12, T20N, R14E, Town of Wolf River, Winnebago County, WI. Owner would like to construct a fire station on this property.
5. **ZONING CHANGE** for parcel #032-0178, 9035 County Road H, Fremont, WI. Sandra Rose Zietlow/Dennis Evan Haese et al, Brian D Haese (POA) are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2 General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.
6. Adjournment.

Notice prepared by:

Susan J. Gilbert, Clerk

The Town Board meets regularly the 4th Monday of each month at 7:00 p.m. (unless otherwise noted) at the Town Hall, located at 8800 County Road II, Fremont *** ALL MEETINGS ARE OPEN TO THE PUBLIC***

Notices are mailed or e-mailed by the clerk for posting at the following locations: Union Star, Hahn-a-Lula Resort, and are posted at the Wolf River Town Hall and Fremont Post Office.

February 21, 2013

Board Meeting
(Unapproved)

THE TOWN BOARD MEETING was called to order by Chairman Rutten about 5:07 p.m. on Thursday, February 21, 2013 at the Wolf River Town Hall.

NOTICES of this meeting were sent in to the Chronicle and the Winneconne News. Notices were posted at the Town Hall and the Fremont Post Office. Notices were also e-mailed to the Town Board, Attorney, Building Inspector, Zoning Administrator, and Assessor.

PRESENT: Randy Rutten, Bill Liedtke, David Koepp, Ray Koepp, Susan Gilbert, and Lee Robbert.

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Six additional persons per attendance record on file.

PLEDGE OF ALLEGIANCE was recited.

ZONING CHANGE for parcel # 032-0270, corner of II and South Road, Fremont, WI. Present zoning is A2, proposed zoning B & D. Dana & Lori Foth are requesting the proposed changes. Create two new parcels, out lot # 1 as parking lot for Drew's Tavern and lot 1 for Boom Bay Fire Department for construction of fire station. Lot 2 to remain A-2. See proposed Certified Survey Map. Dave stated the Plan/Zone Commission reviewed the zoning request and approved the change as requested. They are recommending the Board okay the change as well. Motion by Koepp/second Liedtke/carried 3-0 to approve the Zoning change for parcel #032-0270 from it's current A2 (General Farming District) to Business District, Section 1.08 for a parking lot and lot for new fire station.

CERTIFIED SURVEY MAP: For the Boom Bay Fire Department. Description: Located in a part of the SW ¼ of the SW ¼ of Section 12, T20N, R14E, Town of Wolf River, Winnebago County, WI. Owner would like to construct a fire station on this property. Motion by Koepp/second Liedtke/carried 3-0 to approve the Certified Survey Map for Dan and Lori Foth, contingent on the taxes being paid in full on this parcel.

ZONING CHANGE for parcel #032-0178, 9035 County Road H, Fremont, WI. Sandra Rose Zietlow/Dennis Evan Haese et al, Brian D Haese (POA) are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2 General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance. Dave stated the Plan/Zone Commission reviewed the request and approved the zoning change at their last meeting and are recommending the Board okay the zoning change as well. Motion by Liedtke/second Koepp/carried 3-0 to approve the zoning change for parcel #032-0178 from A2 (General Farming District) to A3 (Small Farming District).

ADJOURNMENT: Motion by Liedtke/second Koepp/carried 3-0 to adjourn. Time is 5:20 p.m.

Respectfully submitted:

Susan J. Gilbert, Clerk

Wolf River Town Hall
8800 County Road II
PO Box 338
Fremont, WI 54940
Phone: 920-446-3837
FAX: 920-446-2491

SUBMITTAL FORM

Name of Property Owner: Sandra Rose Zietlow/Dennis Evan Hases, et al

Address of Owner: 9035 County Road H, Fremont, WI 54940

Name of Applicant: Mark Madison

Address of Applicant: 619 W New York Avenue, Oshkosh, WI 54901

Location of Property: 9034 County Road H, Fremont, WI 54940

Legal Description of Area to be Re-zoned: Located in a part of the NW ¼ of the SE ¼ of Section 8 T20N, R14E, Town of Wolf River, Winnebago County, WI

Tax Parcel Number of Existing Parcel: 032-0178

EXPLANATION:

Brian D Haese (POA) are requesting to create a new parcel of 4 acres with all buildings and is requesting a zoning change from A-2 General farming district, Section 1.05 (1) (b) to A-3 Small farming district, Section 1.05 (1) (c) for the new parcel to bring it into compliance with the Town of Wolf River Zoning Ordinance.

The Town Board of Wolf River reviewed the above request for a zoning change and made the following motion,

☒ APPROVED ☐ DISAPPROVED

1. Does the Town have an adopted land use plan? (yes) (no)

2. Does the request agree with the plan? (yes) (no) (N/A)

3. Other findings:

- a. No objection from neighboring property owners
- b. Land will be compliant with Town of Wolf River Zoning Ordinance.
- c. Land will be compliant with the Town of Wolf River Future Land Use Map.
- d. Zoning change will be compatible with adjoining properties.

Attested: Susan J. Gilbert, Clerk

Date: February 21, 2013

Town Board of the Town of Wolf River
Winnebago County, Wisconsin

Response to a CSM for:

Owner(s) of Property: Dennis and Brian Haese and Sandra Zietlow

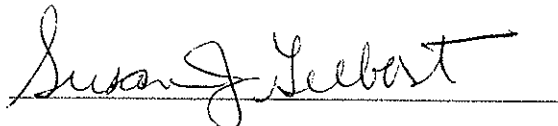
Location of Premises Affected: 9035 County Road H., Fremont

Legal Description:

**Located in Part of the NE ¼ of the SE ¼ of Section 8, T20N, R14E, Town of Wolf River,
Winnebago County, WI.**

Tax Parcel No.: 032-0178.

Town Board of Wolf River reviewed the above CSM and has approved the certified survey map
for Dennis and Brian Haese and Sandra Zietlow

A handwritten signature in cursive script, reading "Susan J. Gilbert", is written over a horizontal line.

Susan J. Gilbert, Clerk
Town of Wolf River
Dated: 3/25/13

Drawing: 13-1389-CSM	Sheet: 1 of 3
Project: 13-1389-Ha	Date: 03/06/13



Winnebago County Certified Survey Map # _____

Located in part of the Northeast 1/4 of the Southeast 1/4 of Section 8,
Township 20 North, Range 14 East, Town of Wolf River, Winnebago
County, Wisconsin

