



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in black ink, appearing to be 'CAR', is written over the text 'Zoning Administrator'.

RE: Review of Town Zoning Changes

1. Heinz - Town Zoning Change (Tax ID No: 006-0531-03-02) – Town of Clayton.

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

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

2. Zellmer - Town Zoning Change (Tax ID No: 028-0671) – Town of Winchester.

The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

3. Hansen Rev Tst - Town Zoning Change (Tax ID No: 028-0663-05) – Town of Winchester.

The town zoning change for Hansen Rev Tst is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

4. Dowling - Town Zoning Change (Tax ID No: 018-0083-01 & 018-0083-03) – Town of Oshkosh.

The town zoning change for Dowling is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from R-1 (Single Family Residential) to M-1 (Industrial) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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5. Herman - Town Zoning Change (Tax ID No: 018-0083-03) – Town of Oshkosh.

The town zoning change for Herman is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from M-1 (Industrial) to B-1 (Business) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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6. Lichtenberg - Town Zoning Change (Tax ID No: 006-0331-04) – Town of Clayton.

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

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

006-0531-03-02 A-2 to R-1
FLU: Ag & Rural

TOWN OF CLAYTON

ORDINANCE 2018-003

ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE MAP

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

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

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner:

Mike and Joni Heinz, 8427 Pioneer Road, Larsen, WI 54947.

Legal description of property:

For property located at 8427 Pioneer Road, Larsen, WI 54947 and specifically described as Tax ID# 006-0526-01 and part of Tax ID# 006-0531-03, being a part Section 20, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

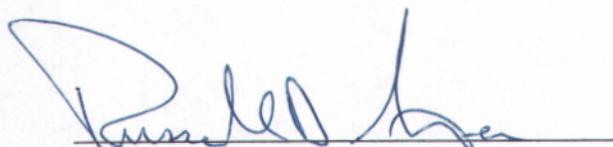
The above described property is hereby rezoned from:

The application is to re-zone the property from 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. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

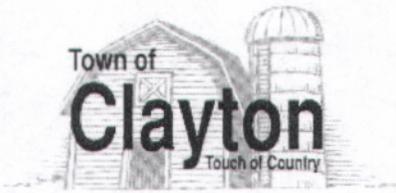
Adopted this 20th day of June, 2018

Vote: Yes: 5 No: 0 Absent: 0


Russell D. Geise, Chair

ATTEST:

Richard Johnston, Town Administrator



Friday, June 22, 2018

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning application submitted by Mike and Joni Heinz, 8427 Pioneer Road and James Sturgis, 1740 Oakridge Road #A, for property located at 8427 Pioneer Road, Larsen, WI 54947 and specifically described as Tax ID# 006-0526-01 and part of Tax ID# 006-0531-03, being a part Section 20, Township 20 North, Range 16 East, Town of Clayton, 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).

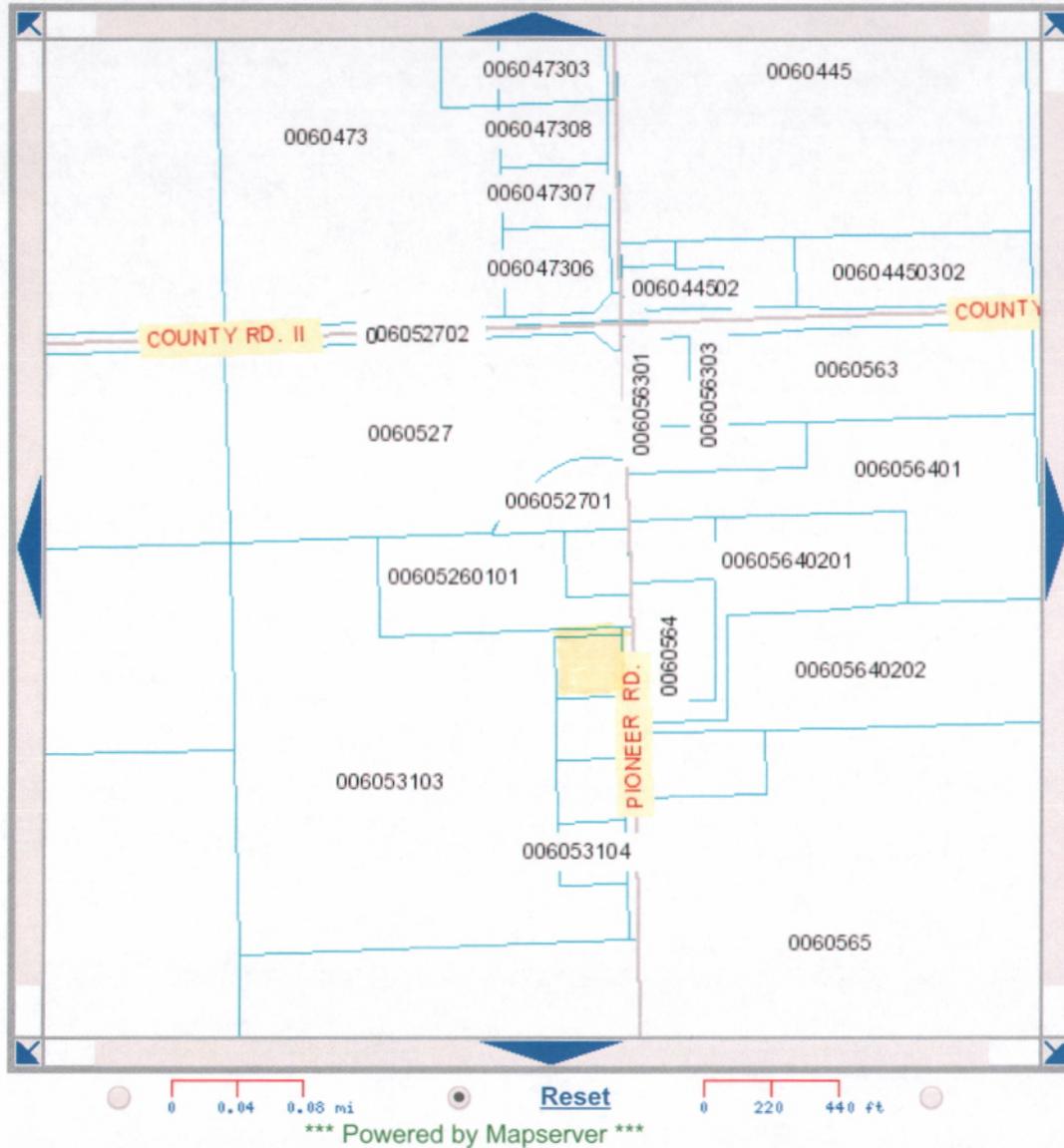
Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Richard Johnston
Town Administrator/Clerk

CC County Clerk, Sue Ertmer

Winnebago County GIS Viewer and Property Profiler



Property Profile & Display Options

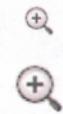
Search Options Menu

Locator Map

Property Information Profile

← Check This Box then click a property to initiate a 'Property Profile'. Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Zoom In



D
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P



Zoom Out

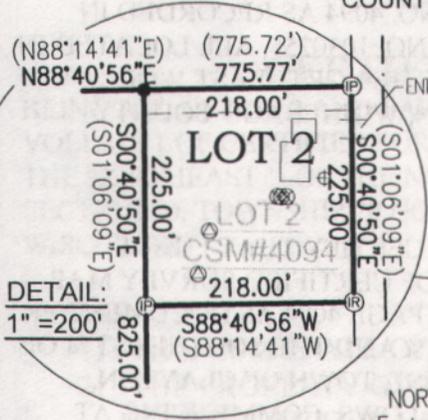
Display Options

Draw	Label	Symbology & Layer Names
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	114' Parcel Dimensions
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<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Official Mapped Rds.
<input type="checkbox"/>	<input type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroads
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rights-Of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DR. Street Name Text
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

= Not Applicable for this Layer.

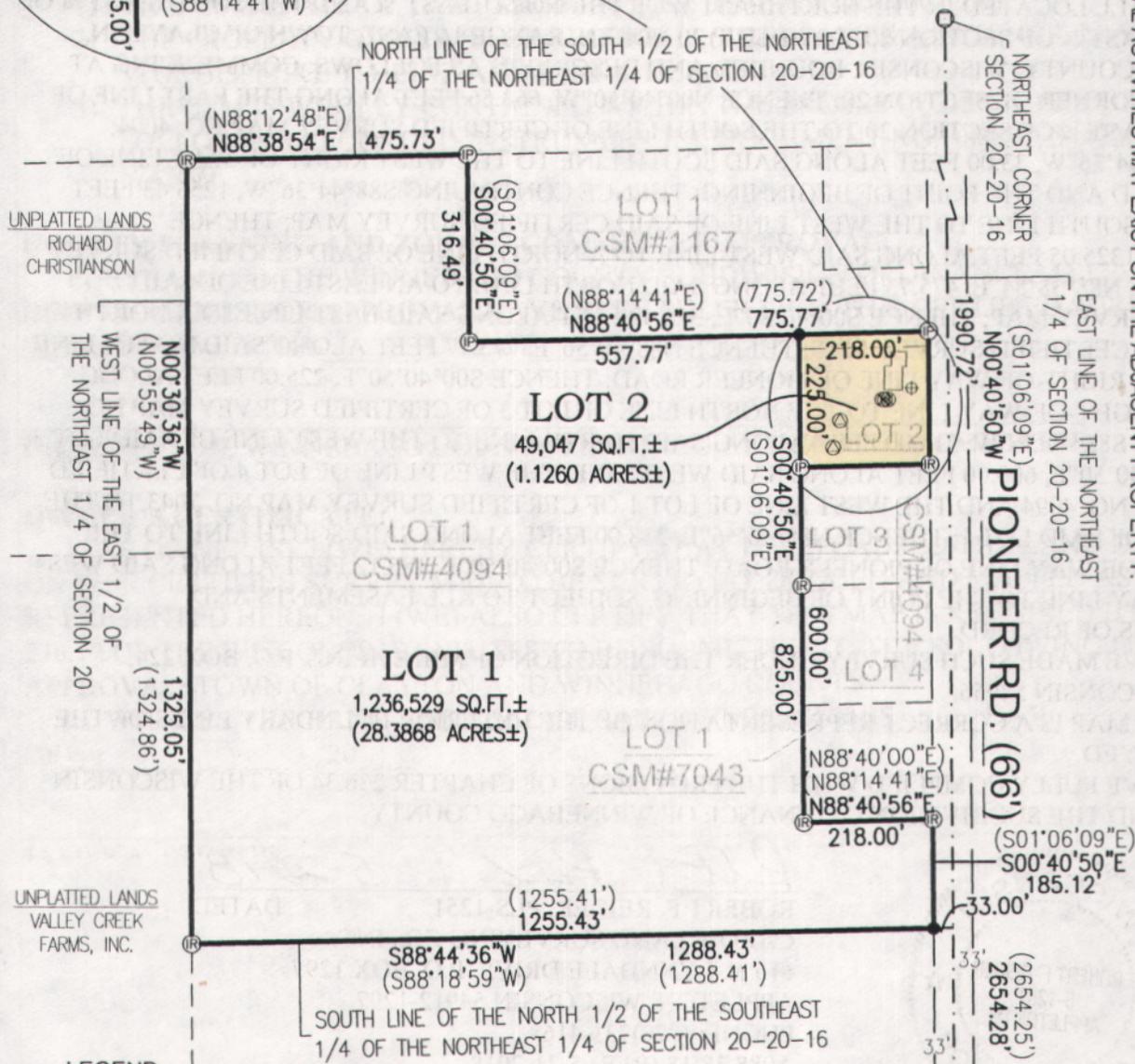
CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4094 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4094 AS DOCUMENT NO. 1030255, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



OWNERS OF RECORD
 JAMES A. & LAVERN L. STURGIS
 PARCEL ID: 006053103
 AND
 MIKE T. & JONI A. HEINZ
 PARCEL ID: 006052601

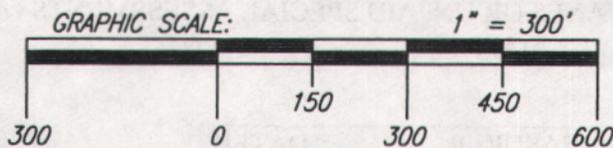
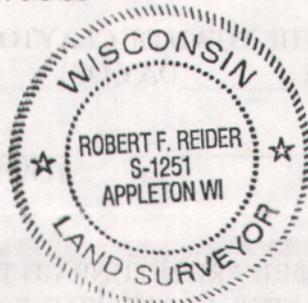
UNPLATTED LANDS
 RICHARD & JUDY CHRISTIANSON



NOTE:
 THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

- LEGEND:**
- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - Ⓡ = 3/4" IRON REBAR FOUND
 - Ⓟ = 1" I.D. IRON PIPE FOUND
 - ⊕ = BROKEN ALUMINUM MONUMENT FOUND
 - Ⓢ = SURVEY SPIKE FOUND
 - () = RECORDED AS
 - ⊕ = WELL
 - ⊗ = SEPTIC TANK
 - ⊙ = SEPTIC VENT

UNPLATTED LANDS
 JAMES & LAVERN STURGIS



NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°40'50"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

Robert F. Reider 5-22-18

ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A988.38-18 DATED: 5-22-2018
 DRAFTED BY: (cep RDD)



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator

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RE: Review of Town Zoning Changes

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The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

028-0671 A-2 to I-1
FLU: Non-Res

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



August 17, 2018

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Dear Mr. Rowe,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning submitted by Thomas P Zellmer and Ruth J Zellmer, 308 Lopas Street, Menasha, WI for a the property located at Mud Creek Road, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0671, Sec. 23, T20N-R15E NW SE & PT SW NE DESC AS LOT 1 OF CSM-6526 24.96 Acres, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to I-1 (Light Industrial District).

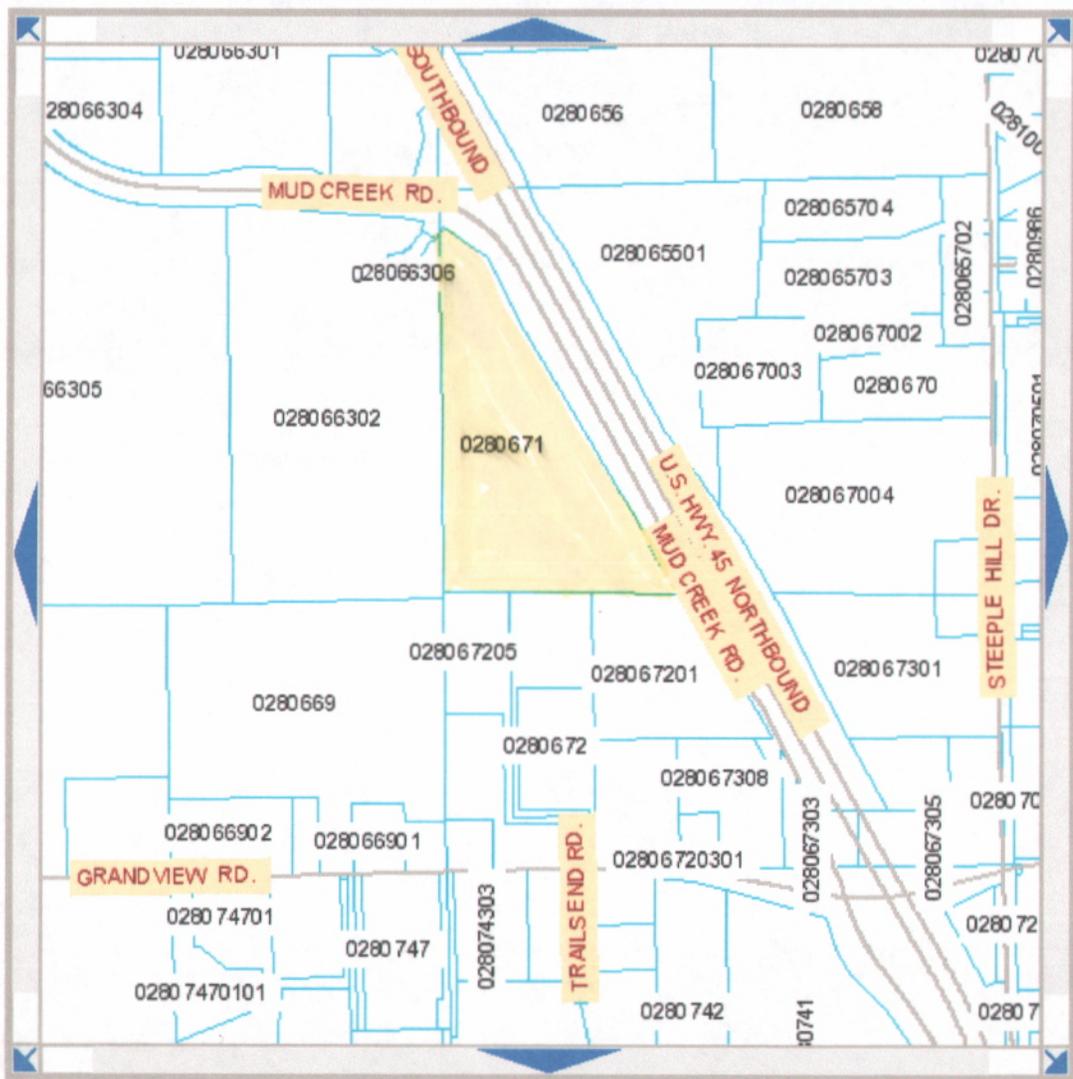
Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

Winnebago County GIS Viewer and Property Profiler



*** Powered by Mapserver ***

- Property Profile & Display Options
- Search Options Menu
- Locator Map

Property Information Profile

← Check This Box then click a property to initiate a 'Property Profile'. Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Display Options

Draw	Label	Symbology & Layer Names
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Zoom In



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Zoom Out

1568468
 REGISTER'S OFFICE
 WINNEBAGO COUNTY, WI
 RECORDED ON
 03/29/2011 11:49AM
 UPD. P. 65210
 JULIE PABEL
 REGISTER OF DEEDS
 RECORDING FEE 30.00
 TRANSFER FEE
 # OF PAGES 3

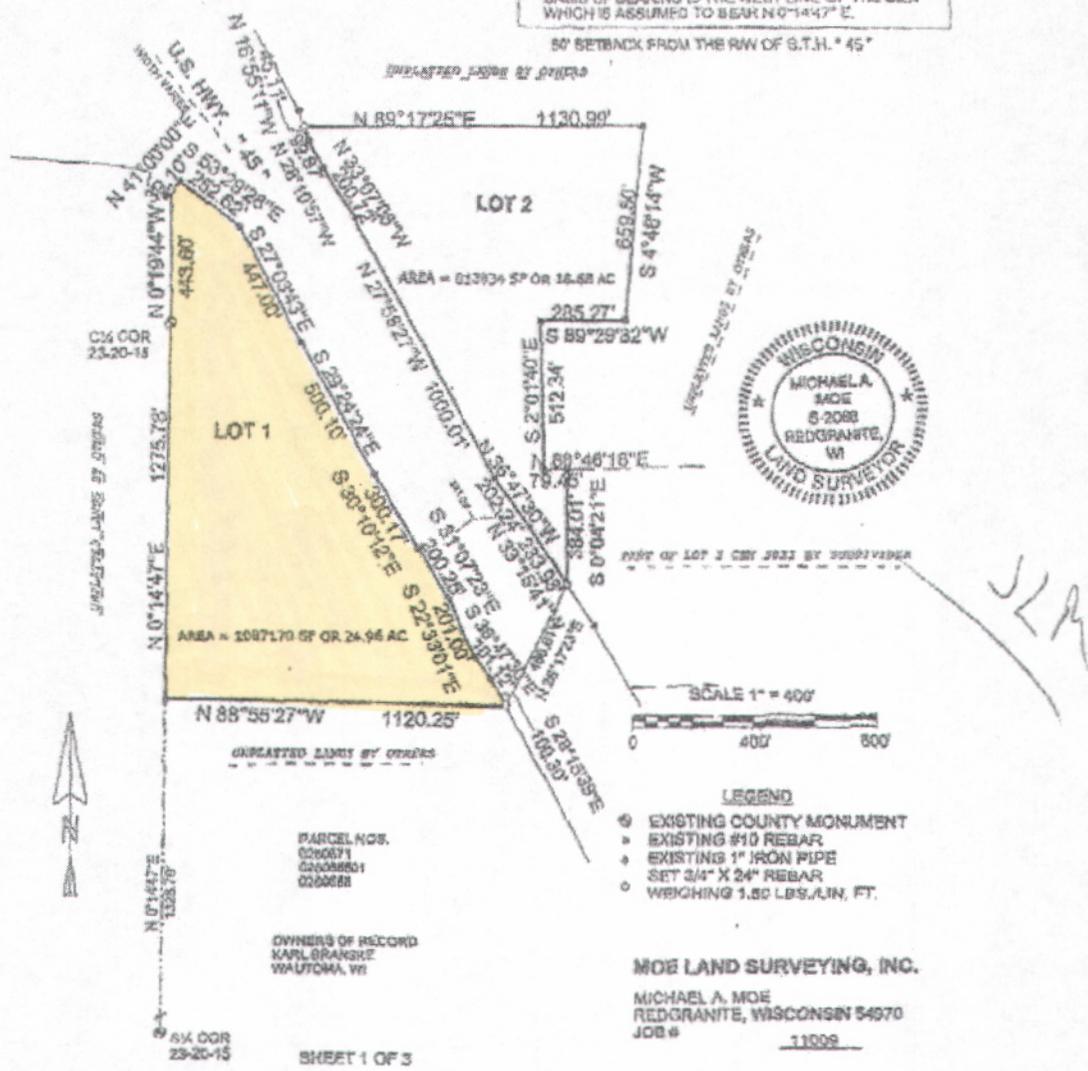
WINNEBAGO COUNTY CERTIFIED SURVEY MAP # 6526 V / P 6526

PART OF THE SE 1/4 NE 1/4, PART OF THE SW 1/4 NE 1/4, AND PART OF THE NW 1/4 SE 1/4, SECTION 23, T.20N., R.15E., TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

THIS LAND WITH THEREIN IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED DOCUMENT: 87805 & 87806

Michael A. Moe
 Michael A. Moe RLS #2088
 February 16, 2011
 Crafted by MD Verstegen
 (SEE SHEET 2 OF 3)

BASIS OF BEARING IS THE WEST LINE OF THE SEM WHICH IS ASSUMED TO BEAR N 0° 14' 47" E
 50' SETBACK FROM THE RW OF S.T.H. # 45



Town of Winchester

Ordinance 2018-03

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:

Thomas P and Ruth J Zellmer, 308 Lopas Street, Menasha, WI 54952

Legal description of property:

The property located at Mud Creek Road, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0671, Sec. 23, T20N-R15E NW SE & PT SW NE DESC AS LOT 1 OF CSM-6526 24.96 Acres, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to I-1 (Light Industrial 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 this parcel in Highway Commercial and Town Core Districts.
3. I-1 (Light Industrial District) zoning is not inconsistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 to I-1 is not inconsistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

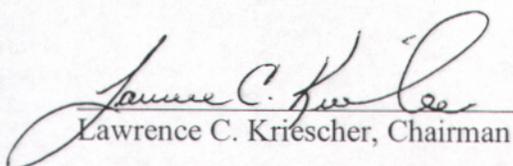
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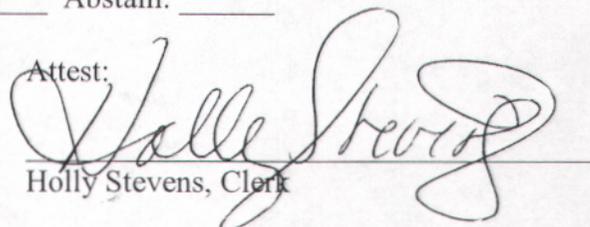
A-2 (General Agricultural District) to I-1 (Light Industrial District)

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, 2018

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


Lawrence C. Kriescher, Chairman

Attest:

Holly Stevens, Clerk



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

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FM: Zoning Administrator 

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028-0663-05 A-2 to I-1
FLU: Non-Res

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



June 19, 2018

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The application is to re-zone the property from A-2 (General Agricultural District) to I-1 (Light Industrial District).

Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

Town of Winchester

Ordinance 2018-02

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Richard L Hansen Rev Tst, N406 Bellin Rd, Fremont, WI 54940

Legal description of property:

The property located at for a portion of the property located at Mud Creek Road, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0663-05, Sec. 23, T20N-R15E NW SW & PT SW NW & PT SE NW B EING PT LOT 3 OF CSM-6624 & PT NE SW DESC AS PARCEL 2 IN DOC UMENT 1671755 83.29 Acres., Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone 8.52 acres as shown as LOT 2 of CSM 5881.

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 this parcel in Highway Commercial and Town Core Districts.
3. I-1 (Light Industrial District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 to I-1 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

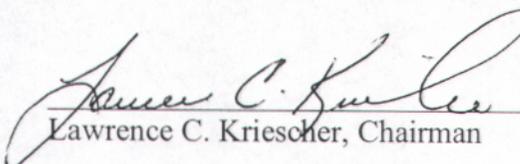
The above described property is hereby rezoned from:

A-2 (General Agricultural District) to I-1 (Light Industrial 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 18th, day of June, 2018

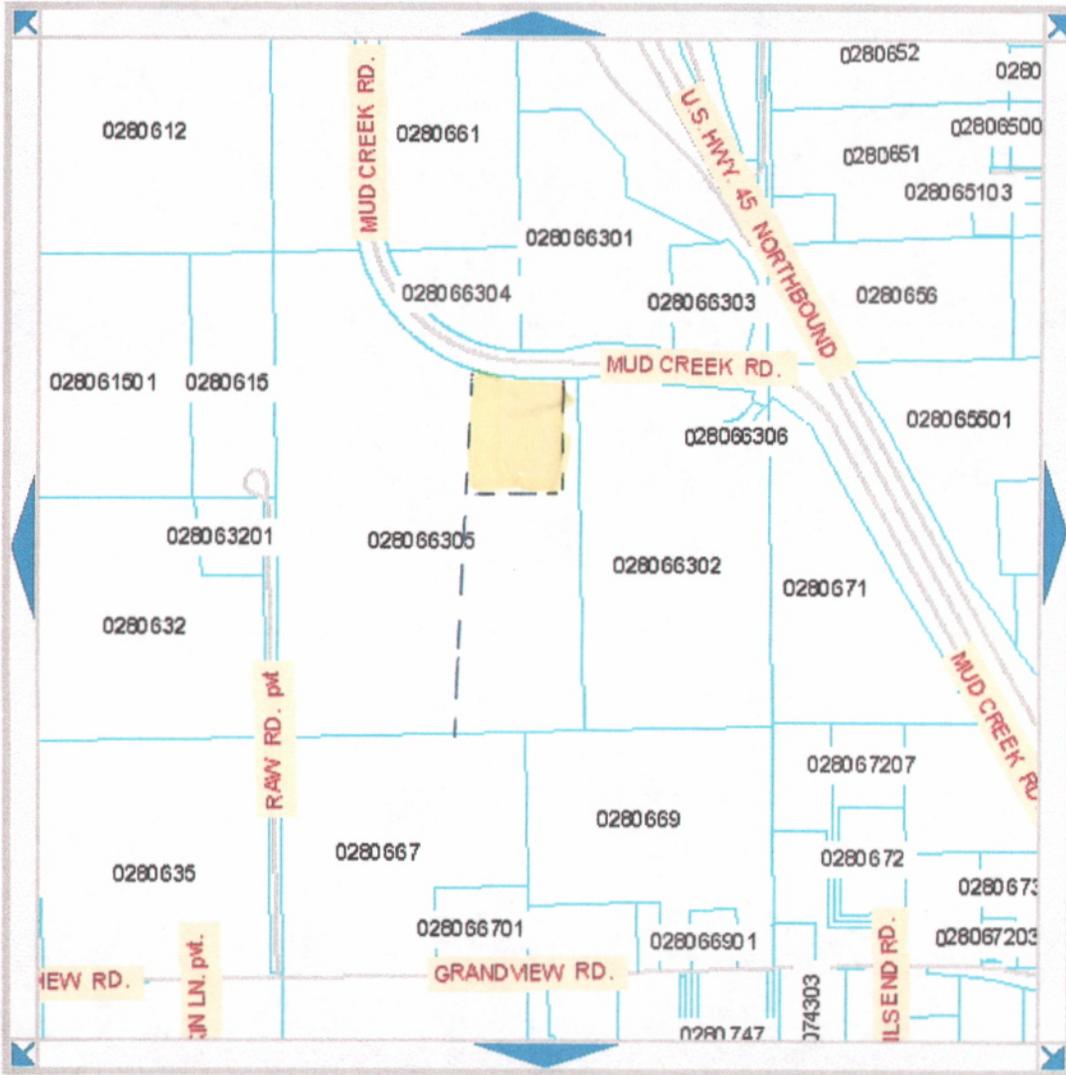
Vote: Yes: 2 No: 0 Absent: 0 Abstain: 1


Lawrence C. Kriescher, Chairman

Attest:

Holly Stevens, Clerk

Winnebago County GIS Viewer and Property Profiler



0 0.06 0.12 mi Reset 0 370 740 ft

*** Powered by Mapserver ***

- Property Profile & Display Options
- Search Options Menu
- Locator Map

Property Information Profile

← Check This Box then click a property to initiate a 'Property Profile'. Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Zoom In



D
R
A
W
M
A
P



Zoom Out

Display Options

Draw	Label	Symbology & Layer Names
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2009)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	114' Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	366 Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Official Mapped Rds.
<input type="checkbox"/>	<input type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railroads
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rights-Of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DR. Street Name Text
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

= Not Applicable for this Layer.

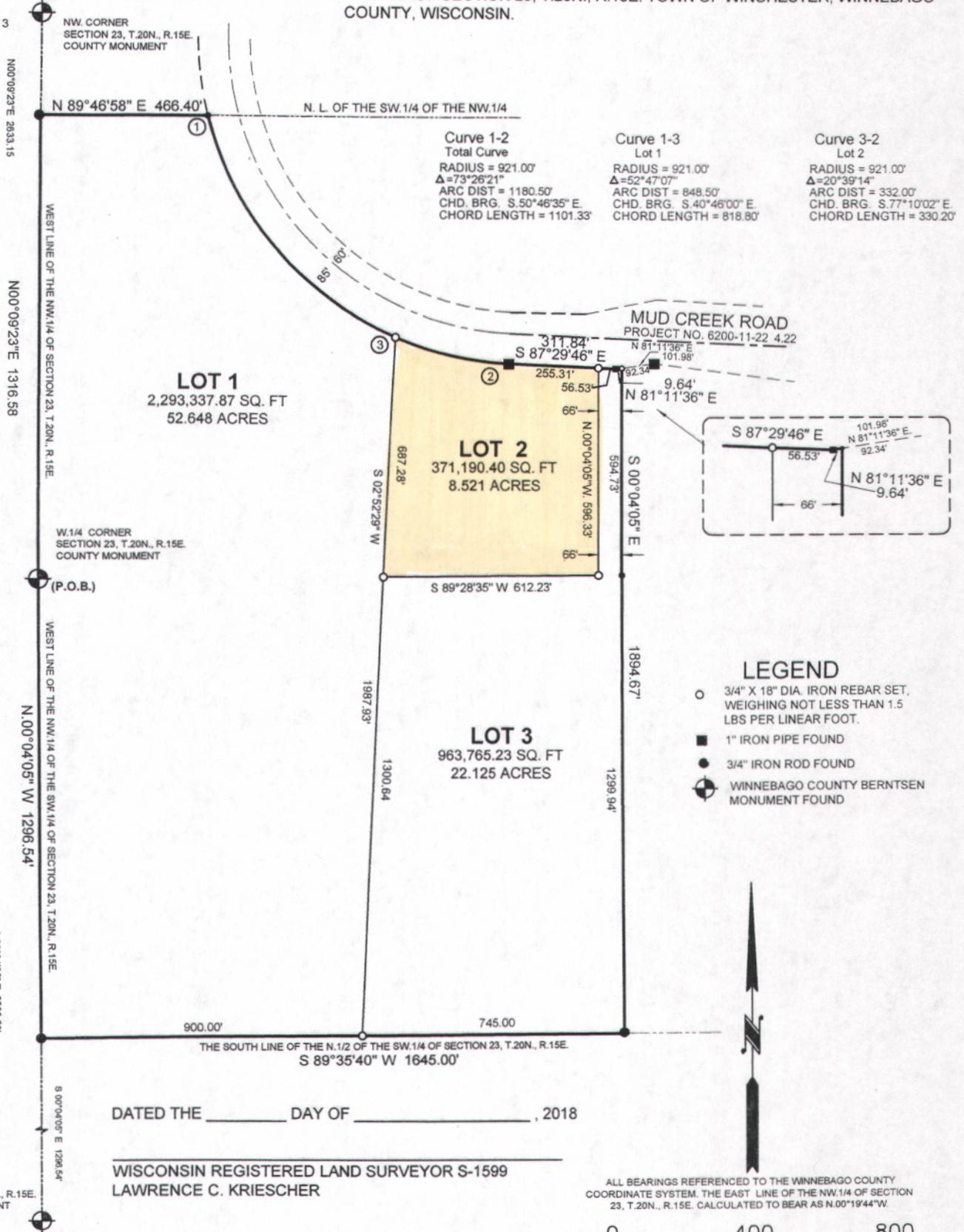
STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

5881

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO.

A PART OF LOT 3 OF CSM. NO. 6624 LOCATED IN THE SE.1/4 OF THE NW.1/4, A PART OF THE SW.1/4 OF THE NW.1/4 ALSO A PART OF THE NE.1/4 OF THE SW.1/4, ALL OF THE NW.1/4 OF THE SW.1/4 OF SECTION 23, T.20N., R.15E. TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 3



L.C.KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 2018-03-05
FILE NO. HANSEN FARM (RICK).DWG
DWG. NO. L- 500

THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in black ink, appearing to be 'CAR' followed by a long horizontal stroke, positioned to the right of the 'FM:' text.

RE: Review of Town Zoning Changes

1. Heinz - Town Zoning Change (Tax ID No: 006-0531-03-02) – Town of Clayton.

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

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

2. Zellmer - Town Zoning Change (Tax ID No: 028-0671) – Town of Winchester.

The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

3. Hansen Rev Tst - Town Zoning Change (Tax ID No: 028-0663-05) – Town of Winchester.

The town zoning change for Hansen Rev Tst is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

4. Dowling - Town Zoning Change (Tax ID No: 018-0083-01 & 018-0083-03) – Town of Oshkosh.

The town zoning change for Dowling is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from R-1 (Single Family Residential) to M-1 (Industrial) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

5. Herman - Town Zoning Change (Tax ID No: 018-0083-03) – Town of Oshkosh.

The town zoning change for Herman is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from M-1 (Industrial) to B-1 (Business) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

6. Lichtenberg - Town Zoning Change (Tax ID No: 006-0331-04) – Town of Clayton.

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

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

018-0083-01 & 018-0083-03 R-1 to M-1
FLU: Non-Res

Form Z-101

Reference ZA Number ZC07

PETITION FOR
ZONING CHANGE/AMENDMENT

TO: Town of Oshkosh Board
1076 Cozy Lane
Oshkosh, WI 54901

The undersigned owner(s) of the property herein described petitions your honorable body for an amendment to the Town of Oshkosh Zoning Ordinance and Map to effect a change in the Zoning Classification of real estate in the Town of Oshkosh, Winnebago County, Wisconsin, more particularly described in summary as follows, to-wit:

From/existing R-1 Single-Family Residential zoning district to M-1 Industrial zoning district
per Certified Survey Map Number _____.

Location of property by address/parcel number: 3620 Stearns Dr & 1985 W Snell Rd
(Parcels 018008301 & 018008303)

The land described above will be used for: Industrial rent

if the amendment is adopted.

Dated this 1 day of August, 20 18

Respectfully submitted:

Dan Dowling
(Name printed)

3596 Stearns Drive
(Address)

Oshkosh, WI 54904
(City, State, Zip)


(Legal Signature)

#Z-01-2018

**AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN**

BE IT ORDAINED by the Town Board of the Town of Oshkosh, Winnebago County, Wisconsin, that the Zoning Ordinance of said Town be, and the same is hereby amended, in the following manner, to wit:

Section 1. The following described lands are hereby rezoned to M-1 Industrial.

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 40.67 FEET TO THE SOUTH 1/4 CORNER OF SECTION 34, T19N, R16E; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, A DISTANCE OF 733.71 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6228, A DISTANCE OF 392.88 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6228, A DISTANCE OF 215.14 FEET; THENCE NORTH 16 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF STEARNS DRIVE, A DISTANCE OF 202.61 FEET; THENCE NORTH 28 DEGREES 18 MINUTES 54 SECONDS EAST, 93.11 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 80.57 FEET; THENCE NORTH 16 DEGREES 22 MINUTES 26 SECONDS WEST, 120.81 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST SNELL ROAD, A DISTANCE OF 178.02 FEET TO THE POINT OF BEGINNING. CONTAINING 86,348 SQUARE FEET [1.982 ACRES].

And

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 40.67 FEET TO THE SOUTH 1/4 CORNER OF SECTION 34, T19N, R16E; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, A DISTANCE OF 911.73 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, 33.00 FEET; THENCE SOUTH 16 DEGREES 22 MINUTES 26 SECONDS EAST, 120.81 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 54

PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD

Town Plan Commission Secretary: Sharon Kardew Date: 9-20-2018

Town Plan Commission Chair: Jim Erdman Date: 9-20-2018

Decision Date: 9-20-2018

Approved Denied

Published Dates of public hearing (class 2 notice): Aug. 28 + Sept. 11, 2018

Reasons for findings, including any stipulations or conditions:
Consistent with surrounding area

FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD

Town Clerk: [Signature] Date: 9-10-2018

Town Board Chairman: Jim Erdman Date: 9-20-2018

Decision Date: 9-20-2018

Approved Denied

Resolution Number to Ordinance Zoning Map change: # Z-01-2018

Reasons for findings, including any stipulations or conditions: future will be consistent with LAND use plan



SECONDS WEST, 80.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 18 MINUTES 54 SECONDS WEST, 93.11 FEET; THENCE NORTH 16 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF STEARNS DRIVE, A DISTANCE OF 84.80 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 68.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,774 SQUARE FEET [0.063 ACRES].

Section 2. The zoning maps of the Town of Oshkosh shall be changed to reflect the amendment.

Section 3. This Ordinance shall be effective upon the approval of an amendment to the Town of Oshkosh's Future Land Use Map to reclassify the future land use of the above-described property as Industrial.

Adopted this 20th day of September, 2018.

TOWN OF OSHKOSH

By: Jim Erdman - Tr. Ch.
Jim Erdman, Chairperson

Attest:

Jeannette Merten
Jeannette Merten, Clerk



Town of Oshkosh Zoning Change/Amendment Application

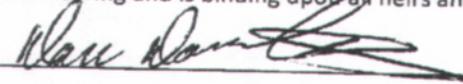
Check or Money Order payable to Town of Oshkosh Fee: \$450.00 receipt # pd ID Number 2007
(Please print using black ink for duplication purposes)

A. CONTACT INFORMATION

1.) PROPERTY OWNER:

Name: Dowling Construction, Inc., attn: Dan Dowling
Mailing Address: 3596 Stearns Drive, Oshkosh WI 54904
Phone: 920-420-0772 Cell: _____ Email: ddowling@northnet.net

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notice sign, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature:  Date: 8/1/18

2.) APPLICANT INFORMATION (if different than owner):

Name: Martenson & Eisele, Inc. attn: Jeff Schultz or Abby Maslanka
Mailing Address: 1377 Midway Road, PO Box 449
Phone: 920-731-0381 Cell: _____ Email: jeffs@martenson-eisele.com
abbym@martenson-eisele.com

B. PROPERTY INFORMATION:

- 1.) Tax Key/Parcel #: 018008301 & 018008303 (See attached map)
- 2.) Lot _____ Block _____ Subdivision _____ or CSM# _____
Section 3 Town 18 North _____ Range 16 East Acres 1.993 combined
- 3.) Location of Property: 3620 Stearns Dr & 1985 W Snell Rd
- 4.) Zoning (Existing): R-1 Single-Family Residential Zoning Proposed: M-1 Industrial
- 5.) Use (Existing): None
Use (Proposed): Industrial
- 6.) Existing Sewer: Septic Mound Holding Tank Municipal or Needed Municipal
- 7.) Proposed site plan AND map of existing location as described in instructions included: Y

C.) REASONS FOR CHANGE:

Describe the MAIN USE:

The existing site is currently unoccupied. 018008301 is currently open grassland, and the residential property and driveway at 018008303 are to be removed by others.

Describe the PROPOSED USE:

The proposed development will include a 30,000 sq ft industrial building with a parking lot to the south and a gravel storage yard to the north. A stormwater pond will be constructed to the north to manage peak flows and pollutant runoff on site.

Describe the essential services (sewer, water, streets, etc.) for present and future uses:

The existing site has no sewer or water laterals, but has adjacent sewer and water mains running along the private road south of West Snell Road and east of the proposed development that could be tied into.

Describe why the proposed use would be the highest and best for the property:

The properties have roadways on the east and west sides, providing accessibility for trucks to pull through without performing complicated turnarounds. Additionally, other industrial facilities border the site to the east and south. Therefore, the proposed development would not appear out of place. The property is not easily accessible from the highway, which would hinder the success of potential commercial development.

Describe the property use compatibility with surrounding land use:

Other industrial facilities border the site to the east and south. An industrial facility would not appear out of place in the surrounding area. The applicant owns the surrounding properties as well. Thus, the proposed development will be accessible and used in tandem with the surrounding operations.

A Public Hearing will be set upon the receipt of applications Z-100 & Z-101 including supplemental material and payment, whereas the applicant will furnish necessary information to the Zoning Administrator for processing of this application.

I ACCEPT THESE TERMS AND HEREBY SUBMIT THE APPLICATION FOR APPROVAL:

SIGNED: *Dan Dowling* DATE: 8/1/18

Print name: Dan Dowling

Date Application Received by Zoning Administrator: Aug 1 2018

Zoning Administrator signature: *Carol J. Kaufmann*

Town of Oshkosh
Zoning Permit Form

Today's Date: 9-25-18 Fee Paid \$ 100 Receipt Number: ZP 085

Property Owner: Dan Dowling

Applicant/Builder: Dowling Construction, Inc.

Mailing Address: 3596 Stearns Drive

City/State/Zip: Oshkosh, WI 54904

Phone: 920-420-0772 Cell: - Email: ddowling@northnet.net

Construction Site Address: 3620 Stearns Dr & 1985 W Snell Rd, Oshkosh, WI 54904

Parcel ID: 018008301 / 018008303 Lot size: 2.13 ac Zoning: R-1 Existing Use: Open Vacant: Y N

Describe Existing Structures: None, pavement & house to be removed by others

Sq footage of house: _____ Sq footage of accessory structures: _____

PROPOSED CONSTRUCTION

Proposed start date: October 1, 2018

USE: Principal Accessory Res Com/Ind Ag Other

Type: New Addition Alteration Other _____ (explain)

Describe Proposed Construction: 30,000 sq ft future industrial building, parking lot south, gravel lot & pond north

1 st Floor: Wall Hgt _____	Size _____	Sq Ft _____	
2 nd Floor: Wall Hgt _____	Size _____	Sq Ft _____	
Other: Wall Hgt _____	Size _____	Sq Ft _____	
Garage: Wall Hgt _____	Size _____	Sq Ft _____	attached detached
Overall Structure Height: _____	Mid-Peak Height: _____		

Estimated Cost \$ 1, - Million + -

Site Plan & Map included Yes No

Walk-Out Basement: Yes No

Continue to page 2.....

September 20 2018

The Planning & Zoning commission was called to order at 6:00 PM. Present were Ron Harrell, Jim Erdman, Carol Kaufmann, Fred Boss, Alfred (Fritz) Ganther, Bob Walter, and Sharon Karow.

OPEN TO THE PUBLIC ON CHANGING THE TOWN OF OSHKOSH FUTURE LAND USE MAP

The land parcels #018-008301 & 018-0008303 described as follows from R-1 to M-1

Part of the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 3 township 18 north, range 16 east, Town of Oshkosh, Winnebago County, Wisconsin, more fully described as follows: Commencing at the north $\frac{1}{4}$ corner of said section 3: thence south 89 degrees 44 minutes 30 seconds west, along the north line of the northwest $\frac{1}{4}$ of said section, a distance of 40.67 feet to the south $\frac{1}{4}$ corner of section 34 T19N, R16E thence south 89 degrees 26 minutes 27 seconds west, continuing along the north line of the northwest $\frac{1}{4}$ of section 3, a distance of 733.71 feet; thence south 00 degrees 30 minutes 06 seconds east, 33.00 feet to the point of beginning: thence south 00 degrees 30 minutes 06 seconds east, along the west line of lot 1 of certified survey map no. 6228, a distance of 392.88 feet; thence south 89 degrees 29 minutes 54 seconds west, along the north line of lot 2 of certified survey map no. 6228, a distance of 215.14 feet; thence north 16 degrees 20 minutes 09 seconds west along the east right of way line of Stearns Drive, a distance of 202.61 feet; thence north 28 degrees 18 minutes 54 seconds east, 100.32 feet; thence north 89 degrees 29 minutes 54 seconds east, 75.30 feet; thence north 16 degrees 22 minutes 26 seconds west, 114.24 feet; thence north 89 degrees 26 minutes 27 seconds east, along the south right-of way line of west Snell Road, a distance of 178.02 feet to the point of beginning containing 86,830 square feet (1.993 acres) Town of Oshkosh County of Winnebago, State of Wisconsin.

Dan Dowling and Don Herman are in favor of changing #018-008301 & 018-008303 on the Town of Oshkosh Future Land Use Map from R-1 to M-1.

Conclusion of public hearing 6:10 PM.

The Planning & Zoning Commission was called to order.

The minutes from March 22, 2018 were read. Carol made a motion to approve the minutes, Fritz second. Motion carried.

AMMEND THE TOWN OF OSHKOSH FUTURE LAND USE MAP

Carol made a motion to change the two (2) parcels 018-008301 & 018-008303 as requested from R-1 to M-1. Bob second.

Discussion Dowling said he has three (3) retention ponds for fire protection and has his surface water run off done.

Vote

Sharon Aye consistent with the area.

Bob Aye mixed use

Carol Aye provides growth in the area

Fritz Aye consistent with area

Ron Aye consistent with area

Fred Aye consistent with structures in area

Jim Abstained

Motion carried

REZONING OF PARCELS 018-008301 & 018-008303

The land parcels #018-008301 & 018-008303 described as follows from R-1 to M-1

Part of the northeast ¼ of the northwest ¼ of section 3 township 18 north, range 16 east, Town of Oshkosh, Winnebago County, Wisconsin, more fully described as follows: Commencing at the north ¼ corner of said section 3: thence south 89 degrees 44 minutes 30 seconds west, along the north line of the northwest ¼ of said section, a distance of 40.67 feet to the south ¼ corner of section 34 T19N, R16E thence south 89 degrees 26 minutes 27 seconds west, continuing along the north line of the northwest ¼ of section 3, a distance of 733.71 feet; thence south 00 degrees 30 minutes 06 seconds east, 33.00 feet to the point of beginning: thence south 00 degrees 30 minutes 06 seconds east, along the west line of lot 1 of certified survey map no. 6228, a distance of 392.88 feet; thence south 89 degrees 29 minutes 54 seconds west, along the north line of lot 2 of certified survey map no. 6228, a distance of 215.14 feet; thence north 16 degrees 20 minutes 09 seconds west along the east right of way line of Stearns Drive, a distance of 202.61 feet; thence north 28 degrees 18 minutes 54 seconds east, 100.32 feet; thence north 89 degrees 29 minutes 54 seconds east, 75.30 feet; thence north 16 degrees 22 minutes 26 seconds west, 114.24 feet; thence north 89 degrees 26 minutes 27 seconds east, along the south right-of way line of west Snell Road, a distance of 178.02 feet to the point of beginning containing 86,830 square feet (1.993 acres) Town of Oshkosh County of Winnebago, State of Wisconsin.

Bob made a motion to accept the rezoning of parcels 018-008301 & 018-008303 from R-1 to industrial M-1. Ron second.

Discussion. Carol said it is consistent with neighborhood.

Vote

Sharon Aye. Consistent with surrounding area.

Bob Aye. Consistent with other buildings in area

Carol Aye Santa Clause would think it's a good idea

Ron Aye Consistent with other buildings in area

Fritz Aye Consistent with other buildings in area

Fred Aye It is progress.

Jim abstained.

Motion carried.

Our next meeting is October 18 2018 at 6:00 pm

Carol made a motion to adjourn. Ron second. Motion carried

Meeting adjourned at 6:25 pm.

Respectfully submitted

Sharon Karow

Minutes
Town of Oshkosh

Special Town Board Meeting
September 20, 2018 - 7:00 p.m. – Town Hall

1
2
3
4 PRESENT: Chair Jim Erdman, Supervisor Jason Wolfgram, and audience of
5 0.

6
7 Chair Erdman called meeting to order at 7:00 p.m.

8
9 **Consider Amending the Town's Future Land Use Map.**

10
11 October 18, 2018 will be the final decision date. There were no objections or
12 objectors during a discussion of the prior public hearing and Planning and
13 Zoning meeting of same day. Purpose for delay was due to a proper 30-day
14 notice requirement.

15
16 **Ordinance of Dan Dowling Rezoning application.**

17
18 **Motion by Wolfgram, Erdman seconded, to approve the Dowling**
19 **Rezoning Application and Ordinance for reasons that it will be**
20 **consistent with the Town's Future Land Use Map and there**
21 **were no objectors or objections change zoning from R-1 to M-1**
22 **regarding parcels #018-018-008303 and #018-008301.**

23 Roll Call.

24 **Erdman, yes; Wolfgram, yes. Motion Carried.**

25
26 **Motion made by Wolfgram, Erdman seconded, to adjourn.**

27 **Motion carried unanimously.**

28
29 Meeting adjourned at 7:06 p.m.

30 Notes taken by Jim Erdman
31 Jeannette Merten
32 Town of Oshkosh Clerk

~~Jon Dowling~~
3596 Stearns Dr
Oshkosh, WI 54904-1001

Dan Dowling
3596 Stearns Dr
Oshkosh, WI 54904-1001

Martenson & Eisele, Inc
Attn: Jeff Schultz oR Abby Maslanka
PO Box 449
1377 Midway Rd
Menasha, WI 54952-1265

Herman Properties
2164 Schneider Ave
Oshkosh, WI 54904-9565

Jason and Stacy Peerenboom
3081 Bellaire Ln
Oshkosh, WI 54904-1002

Zillges Real Estate
1900 W Snell Rd
Oshkosh, WI 54904

Omni Glass And Paint
3530 Omni Dr
Oshkosh, WI 54904-8512

~~Martha Moore Trust~~
1125 Elmwood Ave
Oshkosh, WI 54901-3521

City Of Oshkosh
PO Box 1130
215 Church Ave
Oshkosh, WI 54901-1130

*Meeting notices mailing list
Dowling Rezoning
8-7-2018*

*2nd Mailing for postponed
Mtg date 9-20-18
Mailed 8-21-18*

*Oct 18th Mtgs - mailing
sent 9-22-18*



Charles Williams Law Office
c/o Martha Moore Trust
128 State St
Oshkosh, WI 54901

Oshkosh
**Northwestern
media**
A GANNETT COMPANY

**STATE OF WISCONSIN
BROWN COUNTY**

TOWN OF OSHKOSH

1076 COZY LN

OSHKOSH

WI 549011404

*Posting - 2nd Hearing
Notice*

Being duly sworn, doth depose and say that she/he is an authorized representative of the Oshkosh Northwestern, a daily newspaper published in the city of Oshkosh, in Winnebago County, Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, which was published therein on

Account Number: GWM-N5839
Order Number: 0003112112
No. of Affidavits: 1
Total Ad Cost: \$106.68
Published Dates: 08/28/18, 09/11/18

Received

SEP 17 2013

Town of Oshkosh
Winnebago, WI

(Signed) *Jarah B.* (Date) 9-12-18

Legal Clerk

Signed and sworn before me

TARA MONDLOCH
Notary Public
State of Wisconsin

Tara Mondloch

My commission expires Aug 6 2021

TOWN OF OSHKOSH
Re: 9/20 PH

GANNETT WI MEDIA
435 EAST WALNUT ST
PO BOX 23430
GREEN BAY, WI 54305-3430

GANNETT
Wisconsin Media
Delivering Customers. Driving Results.

PHONE 1-877-943-0446
FAX 877-943-0443
EMAIL legals@thenorthwestern.com

TOWN OF OSHKOSH
 NOTICE OF PUBLIC HEARING
 NOTICE IS HEREBY GIVEN THAT THE
 PLANNING & ZONING COMMISSION
 OF THE TOWN OF OSHKOSH will con-
 duct PUBLIC HEARINGS at 6:00 P.M.
 on THURSDAY, SEPTEMBER 20, 2018,
 in the TOWN HALL located at 230 E.
 COUNTY RD. Y, OSHKOSH, WI 54901.
 The purpose of the Public Hearings is to
 RECEIVE PUBLIC COMMENT regard-
 ing the following RE-ZONING applica-
 tion:

A. THE PETITIONERS: Applicant:
 MARTENSON & EISELE, INC. (Jeff
 Schultz or Abby Maslanka), 1377
 MIDWAY RD, PO BOX 449, MENASHA
 WI 54952 and Property Owner: DAN
 DOWLING, 3696 Stearns Dr., Oshkosh
 WI 54904 request that the following
 property be rezoned from R-1 (Single-
 Family Residential) to M-1 (Industrial),

property located at 3620 Stearns Dr. and
 1985 W. Snell Rd., Oshkosh WI 54901;
 specifically described as Tax ID #018-
 006301 and #018-006303;

B. LEGAL DESCRIPTION DESCRIBED
 AS FOLLOWS: PART OF THE
 NORTHEAST 1/4 OF THE NORTH-
 WEST 1/4 OF SECTION 3, TOWNSHIP
 16 NORTH, RANGE 18 EAST, TOWN
 OF OSHKOSH, WINNEBAGO COUN-
 TY, WISCONSIN, MORE FULLY DE-
 SCRIBED AS FOLLOWS: COMMENC-
 ING AT THE NORTH 1/4 CORNER OF
 SAID SECTION 3; THENCE SOUTH 89
 DEGREES 44 MINUTES 30 SECONDS
 WEST, ALONG THE NORTH LINE OF
 THE NORTHWEST 1/4 OF SAID SEC-
 TION, A DISTANCE OF 40.67 FEET TO
 THE SOUTH 1/4 CORNER OF SEC-
 TION 34, T19N R18E; THENCE
 SOUTH 89 DEGREES 26 MINUTES 27
 SECONDS WEST, CONTINUING
 ALONG THE NORTH LINE OF THE
 NORTHWEST 1/4 OF SECTION 3, A
 DISTANCE OF 733.71 FEET; THENCE
 SOUTH 00 DEGREES 30 MINUTES 06
 SECONDS EAST, 33.00 FEET TO THE
 POINT OF BEGINNING; THENCE
 SOUTH 00 DEGREES 30 MINUTES 06
 SECONDS EAST, ALONG THE WEST
 LINE OF LOT 1 OF CERTIFIED SUR-
 VEY MAP NO. 6228, A DISTANCE OF
 352.83 FEET; THENCE SOUTH 89 DE-
 GREES 29 MINUTES 54 SECONDS
 WEST, ALONG THE NORTH LINE OF
 LOT 2 OF CERTIFIED SURVEY MAP
 NO. 6228, A DISTANCE OF 215.14
 FEET; THENCE NORTH 18 DEGREES
 20 MINUTES 09 SECONDS WEST,
 ALONG THE EAST RIGHT-OF-WAY
 LINE OF STEARNS DRIVE, A DIS-
 TANCE OF 202.61 FEET; THENCE

NORTH 28 DEGREES 18 MINUTES 54
 SECONDS EAST, 100.32 FEET;
 THENCE NORTH 89 DEGREES 29 MI-
 NUTES 54 SECONDS EAST, 75.30
 FEET; THENCE NORTH 18 DEGREES
 22 MINUTES 26 SECONDS WEST,
 114.24 FEET; THENCE NORTH 89 DE-
 GREES 26 MINUTES 27 SECONDS
 EAST, ALONG THE SOUTH RIGHT-OF-
 WAY LINE OF WEST SNELL ROAD, A
 DISTANCE OF 178.02 FEET TO THE
 POINT OF BEGINNING, CONTAINING
 86,830 SQUARE FEET (1.983 ACRES).
 Town of Oshkosh, County of Winnebago,
 State of Wisconsin.

All interested parties and any objections
 to the granting of this request will be
 heard at the Public Hearing.
 Dated this 20TH, day of August 2018.
 Run: Aug. 28, Sept. 11, 2018 WNAJLP



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Heinz - Town Zoning Change (Tax ID No: 006-0531-03-02) – Town of Clayton.

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

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

2. Zellmer - Town Zoning Change (Tax ID No: 028-0671) – Town of Winchester.

The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

3. Hansen Rev Tst - Town Zoning Change (Tax ID No: 028-0663-05) – Town of Winchester.

The town zoning change for Hansen Rev Tst is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

4. Dowling - Town Zoning Change (Tax ID No: 018-0083-01 & 018-0083-03) – Town of Oshkosh.

The town zoning change for Dowling is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from R-1 (Single Family Residential) to M-1 (Industrial) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

5. Herman - Town Zoning Change (Tax ID No: 018-0083-03) – Town of Oshkosh.

The town zoning change for Herman is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from M-1 (Industrial) to B-1 (Business) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

6. Lichtenberg - Town Zoning Change (Tax ID No: 006-0331-04) – Town of Clayton.

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

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

Z-02-2018

**AMENDMENT TO THE ZONING ORDINANCE
OF THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN**

BE IT ORDAINED by the Town Board of the Town of Oshkosh, Winnebago County, Wisconsin, that the Zoning Ordinance of said Town be, and the same is hereby amended, in the following manner, to wit:

Section 1. The following described lands are hereby rezoned to B-1 Business.

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 40.67 FEET TO THE SOUTH 1/4 CORNER OF SECTION 34, T19N, R16E; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, A DISTANCE OF 911.73 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, 33.00 FEET; THENCE SOUTH 16 DEGREES 22 MINUTES 26 SECONDS EAST, 114.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 22 MINUTES 26 SECONDS EAST, 6.57 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 54 SECONDS WEST, 80.57 FEET; THENCE NORTH 28 DEGREES 18 MINUTES 54 SECONDS EAST, 7.21 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 75.30 FEET TO THE POINT OF BEGINNING. CONTAINING 492 SQUARE FEET [0.011 ACRES].
PROJECT NO.:

Section 2. The zoning maps of the Town of Oshkosh shall be changed to reflect the amendment of parcel 018-0084.

Section 3. This Ordinance shall be effective by town board approval to B-1.

Adopted this 18th day of October, 2018.

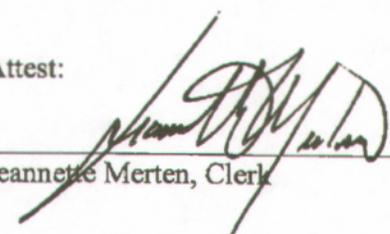
TOWN OF OSHKOSH

By:



Jim Erdman, Chairperson

Attest:


Jeannette Merten, Clerk

Herman - Rezone

PLANNING & ZONING COMMISSION RECOMMENDATION OF DECISION TO TOWN BOARD

Town Plan Commission Secretary: Sharon Karow Date: 10-18-2018

Town Plan Commission Chair: Jim Erdman Date: 10-18-2018

Decision Date: 10-18-2018

Approved Denied

Published Dates of public hearing (class 2 notice): Oct. 4 + 11, 2018

Reasons for findings, including any stipulations or conditions:

Same as m

FINAL APPROVAL OF ZONING CHANGE REQUEST BY TOWN BOARD

Town Clerk: Janet M. Water Date: 10-18-2018

Town Board Chairman: Jim Erdman Date: 10-18-2018

Decision Date: 10-18-2018

Approved Denied

Resolution Number to Ordinance Zoning Map change: 2-02-2018

Reasons for findings, including any stipulations or conditions:

SAME AS MINUTES OF PREVIOUS MEETING

TOWN OF OSHKOSH
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE
PLANNING & ZONING COMMISSION
OF THE TOWN OF OSHKOSH will con-
duct PUBLIC HEARINGS at 6:00 P.M.
on THURSDAY, OCTOBER 18, 2018, in
the TOWN HALL located at 230 E.
COUNTY RD. Y, OSHKOSH, WI 54901.
The purpose of the Public Hearings is to
RECEIVE PUBLIC COMMENT regard-
ing the following RE-ZONING applica-
tion:

A. THE PETITIONERS: Applicant:
TOWN OF OSHKOSH, 230 E CTY RD
Y, OSHKOSH WI 54901; and Property
Owner: DON HERMAN, 2164 Schneider
Ave, Oshkosh WI 54904 request that the
following property be rezoned to B-1
(Business), property located at 3696
Steams Dr., Oshkosh WI 54901; specifi-
cally described as part of Tax ID #018-
0064;

LEGAL DESCRIPTION DESCRIBED AS
FOLLOWS: PART OF THE
NORTHEAST 1/4 OF THE NORTH-
WEST 1/4 OF SECTION 3, TOWNSHIP
18 NORTH, RANGE 16 EAST, TOWN
OF OSHKOSH, WINNEBAGO COUN-
TY, WISCONSIN, MORE FULLY DE-
SCRIBED AS FOLLOWS: COMMENC-
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WEST, ALONG THE NORTH LINE OF
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ALONG THE NORTH LINE OF THE
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DISTANCE OF 911.73 FEET; THENCE
SOUTH 00 DEGREES 30 MINUTES 06
SECONDS EAST, 33.00 FEET;
THENCE SOUTH 16 DEGREES 22 MI-
NUTES 26 SECONDS EAST, 114.24
FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 16 DEGREES 22 MI-
NUTES 26 SECONDS EAST, 6.57
FEET; THENCE SOUTH 89 DEGREES
29 MINUTES 54 SECONDS WEST,
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GREES 18 MINUTES 54 SECONDS
EAST, 7.21 FEET; THENCE NORTH 89
DEGREES 29 MINUTES 54 SECONDS
EAST, 75.30 FEET TO THE POINT OF
BEGINNING. CONTAINING 492
SQUARE FEET [0.011 ACRES].

All interested parties and any objections
to the granting of this request will be
heard at the Public Hearing.

Dated this 21st, day of September 2018.

Published on October 4 & 11, 2018

Jeanette Merten, Town Clerk

Town of Oshkosh

Run: Oct. 4 & 11, 2018 WNAXLP

Thank you,

Melissa Rome

Public Notice Coordinator

Minutes
Town of Oshkosh

Special Town Board Meeting
October 18, 2018 - 6:30 p.m. - Town Hall

PRESENT: Chair Jim Erdman, Supervisor Matt Merten, Supervisor Jason Wolfgram, and audience of 0.

Chair Erdman called meeting to order at 6:30 p.m.

Consider a partial rezoning of Parcel 018-0084, 3696 Stearns Dr. to B-1 Applicant Town of Oshkosh, property owner Don Herman.

There were no objectors or objections.

Motion made by M. Merten, Wolfgram seconded, to adopt the rezoning Ordinance Z-02-2018 of Parcel 018-0084, 3696 Stearns Dr. as described to B-1 on Exhibit 1, applicant is Town of Oshkosh, property owner is Don Herman. Reason is it consistent with the area.

Roll call.

Erdman, yes; M. Merten, yes; Wolfgram, yes. Motion carried.

Consider adopting Ordinance to Amendment the Comprehensive Plan at 3696 Stearns Dr., 3620 Stearns Dr., and 1985 W. Snell Rd.

There were no objectors or objections.

Motion made by M. Merten, Wolfgram seconded, to adopt an Amendment to the Comprehensive Plan at 3696 Stearns Dr., 3620 Stearns Dr., and 1985 W. Snell Rd., as described to M-1 on Exhibit 1. Reason is it consistent with the area.

Roll call.

Wolfgram, yes; Erdman, yes; M. Merten, yes. Motion carried.

Motion made by M. Merten, Wolfgram seconded, to adjourn. Motion carried unanimously.

Meeting adjourned at 6:40 p.m.

Notes taken by Jim Erdman
Jeannette Merten
Town of Oshkosh Clerk



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF NOVEMBER 2, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in black ink, appearing to be 'CAR', is written over the printed name 'Cary A. Rowe'.

RE: Review of Town Zoning Changes

1. Heinz - Town Zoning Change (Tax ID No: 006-0531-03-02) – Town of Clayton.

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

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

2. Zellmer - Town Zoning Change (Tax ID No: 028-0671) – Town of Winchester.

The town zoning change for Zellmer is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

3. Hansen Rev Tst - Town Zoning Change (Tax ID No: 028-0663-05) – Town of Winchester.

The town zoning change for Hansen Rev Tst is consistent with the Town of Winchester's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to I-1 (Light Industrial District) and the Town of Winchester's land use plan shows future land use as Highway Commercial.

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

4. Dowling - Town Zoning Change (Tax ID No: 018-0083-01 & 018-0083-03) – Town of Oshkosh.

The town zoning change for Dowling is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from R-1 (Single Family Residential) to M-1 (Industrial) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

5. Herman - Town Zoning Change (Tax ID No: 018-0083-03) – Town of Oshkosh.

The town zoning change for Herman is consistent with Winnebago County's Land Use Plan. The Town of Oshkosh approved the zoning change from M-1 (Industrial) to B-1 (Business) and Winnebago County's land use plan shows future land use as Non-residential under the extra-territorial jurisdiction of the City of Oshkosh.

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

6. Lichtenberg - Town Zoning Change (Tax ID No: 006-0331-04) – Town of Clayton.

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

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

006-0331-04 R-1 to A-2
F2U: Ag & Rural

TOWN OF CLAYTON

ORDINANCE 2018-004

ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE MAP

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

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

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner:

Chris Lichtenberg, 3461 Dekalb Lane, Neenah, WI 54956.

Legal description of property:

For property located on East Shady Lane, and specifically described as Tax ID# 006-0331-04, being a part Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above described property is hereby rezoned from:

The application is to re-zone the property from R-1 (Rural Residential) to A-2 (General Agricultural District).

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

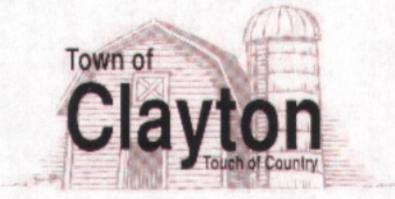
Adopted this 17th day of October, 2018

Vote: Yes: 5 No: 0 Absent: 0

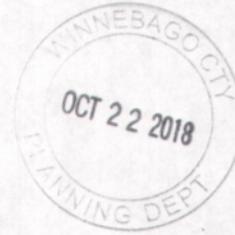

Russell D. Geise, Chair

ATTEST:

Richard Johnston, Town Administrator



Thursday, October 18th, 2018



County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:
Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning application submitted by Chris Lichtenberg, 3461 Dekalb Lane, Neenah for property located on East Shady Lane, and specifically described as Tax ID# 006-0331-04, being a part Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-1 (Rural Residential) to A-2 (General Agricultural District).

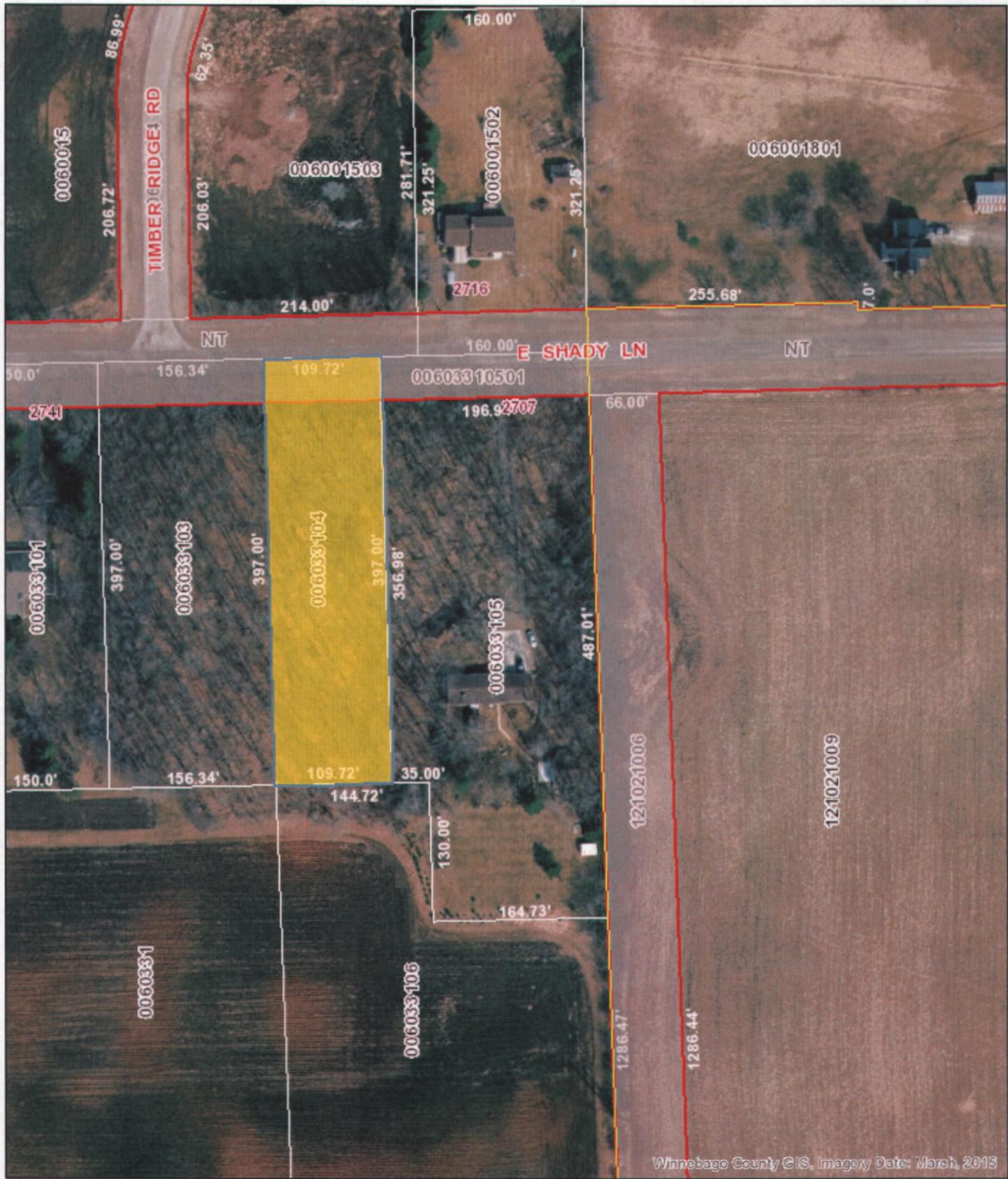
Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

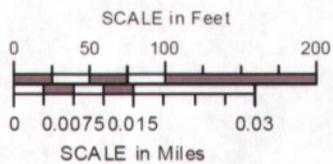
Richard Johnston
Town Administrator/Clerk

CC County Clerk, Sue Ertmer

Site Map



October 17, 2018

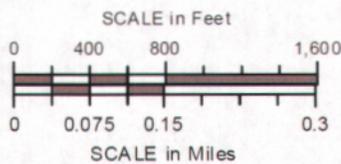


W.I.N.G.S. Project Disclaimer
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*

Site Map



October 17, 2018



W.I.N.G.S. Project Disclaimer

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**STATE OF WISCONSIN
DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION**

WINNEBAGO COUNTY FARMLAND PRESERVATION ZONING ORDINANCE CERTIFICATION (TOWNS OF NEENAH AND NEKIMI)	DARM DOCKET NO. 139-00000-O-18 E-1018 ORDER EXTENDING CERTIFICATION THROUGH DECEMBER 31, 2019
--	---

INTRODUCTION

Winnebago County has asked the Department of Agriculture, Trade and Consumer Protection (“DATCP”) to extend the county’s current farmland preservation zoning ordinance certification for 1 years, pursuant to Admin. Rule ATCP 49.24(2), so that the county may coordinate updating the farmland preservation zoning ordinance with other planning efforts in the political subdivision. DATCP has considered this matter and adopts the following decision:

FINDINGS OF FACT

(1) DATCP is an agency of the State of Wisconsin, and is responsible for administering ch. 91, Wis. Stats. (“farmland preservation law”). Under the farmland preservation law, as repealed and recreated by 2009 Wis. Act 28, DATCP is responsible for certifying county farmland preservation zoning ordinances. Certification enables farmers in the affected county to claim farmland preservation tax credits under ch. 71, subch. IX, Wis. Stats.

(2) Winnebago County is a county of the State of Wisconsin. Winnebago County has adopted a farmland preservation zoning ordinance which is currently certified under ch. 91, Wis. Stats. The current county zoning ordinance certification is scheduled to expire on December 31, 2016.

(3) Under Admin. Rule ATCP 49.24(2), DATCP may extend the scheduled expiration date of a county zoning ordinance certification for up to 2 years, based on a written request from the county that demonstrates to the satisfaction of the DATCP Secretary that the extension will allow the county to coordinate updating the farmland preservation zoning ordinance with other planning efforts in the political subdivision.

(4) In a letter dated September 26, 2018 Winnebago County asked DATCP to extend the scheduled expiration date of the county’s zoning ordinance certification for 1 year, pursuant to Admin. Rule ATCP 49.24(2), to permit the political subdivision to coordinate updating the farmland preservation zoning ordinance with other planning efforts in the political subdivision.

CONCLUSIONS OF LAW

(1) Winnebago County's written request demonstrates to the satisfaction of the DATCP Secretary that a 1 year extension of the county's current farmland preservation zoning ordinance certification would allow the county to coordinate updating the farmland preservation zoning ordinance with other planning efforts in the political subdivision.

(2) The DATCP Secretary is authorized, under Admin. Rule ATCP 49.24(2), to grant the requested extension.

ORDER

NOW, THEREFORE, IT IS ORDERED, pursuant to Admin. Rule ATCP 49.24(2), that the current certification of the Winnebago County Farmland Preservation zoning ordinance is extended for 1 years, through December 31, 2019.

Dated this 22nd day of October, 2018.

STATE OF WISCONSIN,
DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION

By Sheila Harsdorf
Sheila E. Harsdorf, Secretary

Parties for Purposes of Review Under s. 227.53, Wis. Stats.: **Winnebago County**

Copies to:

Jerry Bougie, Director
Brian O'Rourke, Associate Planner
Winnebago County Planning and Zoning Department
112 Oiter Ave., PO Box 2808
Oshkosh, WI 54903

DATCP Agricultural Resource Management Division

Planning and Zoning Committee

2019 Schedule of Meetings

Application Deadline	Viewing Meeting	Public Hearing	Deliberative Meeting	Planning Meeting	Tentative Co. Board Action (Rezoning)
4:00 p.m.	7:30 a.m.	6:30 p.m.	7:30 a.m.	7:45 a.m.	6:00 p.m.
Nov 30-18	Jan 25	Jan 29	Feb 08	Feb 08	Feb 12
Jan-02-19	Feb 22	Feb 26	Mar 08	Feb 08	Mar 19
Feb 01	Mar 22	Mar 26	Apr 05	Apr 05	Apr 23
Mar 01	Apr 26	Apr 30	May 10	May 10	May 21
Apr 01	May 24	May 28	Jun 07	Jun 07	Jun 18
May 01	Jun 21	Jun 25	Jul 05	Jul 05	Jul 16
May 31	Jul 26	Jul 30	Aug 09	Aug 09	Aug 20
Jul 01	Aug 23	Aug 27	Sep 06	Sep 06	Sep 17
Aug 01	Sep 20	Sep 24	Oct 04	Oct 04	Oct 15
Aug 30	Oct 18	Oct 22	Nov 01	Nov 01	Nov 19
Oct 01	Nov 15	Nov 20 *	Dec 06	Dec 06	Dec 17
Nov 01	Dec 13	Dec 18 *	Jan-03-20	Jan-03-20	Jan-14-20
Dec 02	Jan-24-20	Jan-28-20	Feb-07-20	Feb-07-20	Feb-12-20

2018 DATES
2019 DATES
2020 DATES

**Note: change from standard scheduling pattern
*changed to Wednesday**

1. All applications, including fees, maps, and other required information, **MUST** be received by 4:00 p.m. on the application deadline date.
2. All times are as listed unless otherwise changed by the committee
3. Subdivision matters (variance/plats, etc.) will only be acted upon at the deliberative meeting, however, all materials must be received by the application deadline.
4. County Board action on zoning changes will normally be on the third Tuesday of the month after the Public Hearing.

Adopted by Planning & Zoning Committee on: _____