



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Sheila E. Harsdorf, Secretary

DATE: June 15, 2018
TO: Winnebago County
FROM: Land Management Section
Division of Agricultural Resource Management

SUBJECT: Notification of Expiring Farmland Preservation Plan Certification

According to our records, your county farmland preservation plan will expire on December 31, 2018. The department has not yet received an update to the plan application materials submitted in 2017 or an extension request for your plan. The county has the option to request one more one-year extension for the expiration of the plan. This extension request would need to demonstrate that a delay in the expiration would allow the county to coordinate the farmland preservation planning process with other planning or zoning efforts in the county. A number of towns have expressed an interest to the Department in crafting plan maps, please consider the extension request as an option to support their efforts to create certifiable plan maps.

- If the county chooses not to submit an extension request and an updated plan is not certified by December 31st of 2019, the certification of any underlying zoning ordinances will be withdrawn.

In meetings during the course of the last few months, we have discussed the option for the county to incorporate maps crafted at the town level as county farmland preservation plan maps. Farmland preservation plan maps crafted at the town level must meet the certification standards identified in Chapter 91 and ATCP 49. In order for the maps to be certifiable, they must be compiled and submitted to the department as a part of the County farmland preservation plan.

- If the county chooses to not submit a certifiable farmland preservation plan, local zoning jurisdictions will not be eligible to adopt certifiable farmland preservation zoning ordinances and landowners will not be eligible to petition for Agricultural Enterprise Areas as part of the state farmland preservation program.

If you need assistance with certification requirements or have any questions please contact the department at 608-224-4621 or DATCPWorkingLands@Wisconsin.gov. We are available to meet with you to discuss plan certification requirements and are willing to review any plan materials.

Thank you for your continuing consideration.

cc: Winnebago County Towns

Agriculture generates \$88 billion for Wisconsin

2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

An equal opportunity employer

ORourke, Brian

From: Ron Bahn <rbahn@centurytel.net>
Sent: Tuesday, June 19, 2018 10:29 AM
To: ORourke, Brian
Cc: Ken Jaworski; Jerry Trochinski
Subject: Nepeuskun request for FP extension for 2019

Hello Brian,

Nepeuskun desires to request an extension of the County Farmland Preservation Plan for the 2019 calendar year. It is my understanding that the current plan will expire on December 31, 2018 and that DATCP will allow the one year extension for 2019 and that the County must submit the request.

My question is then what type of extension request do you need from Nepeuskun? Is this email sufficient or do you need something more official such as a Town Board resolution? Please let me know.

Thanks, Ron
Ronald Bahn, Town of Nepeuskun Chair
2039 Rabbit Trail
Ripon, WI 54971
920-570-3296



OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@co.winnebago.wi.us

Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JULY 6, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Versteegh - Town Zoning Change (Tax ID No: 004-0305-02-02) – Town of Black Wolf.

The town zoning change for Versteegh is consistent with Winnebago County's Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as agricultural and rural under the extra-territorial jurisdiction of the City of Oshkosh.

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

2. Erdmann - Town Zoning Change (Tax ID No: 006-0834(P)) – Town of Clayton.

The town zoning change for Erdman is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-1 (Agribusiness Business 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.

3. Hunter - Town Zoning Change (Tax ID No: 024-0416, 024-0416-01 & 024-0413-02) – Town of Utica.

The town zoning change for Hunter is consistent with Winnebago County's Land Use Plan. The Town of Utica approved the zoning change from A-2 (General Agricultural District) to RR (Rural Residential Recreational Mixed Use) and

Winnebago County's land use plan shows future land use as Agricultural and Rural.

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4. Kolasinski - Town Zoning Change (Tax ID No: 028-0839) – Town of Winchester.

The town zoning change for Kolasinski is consistent with Winnebago County's Land Use Plan. The Town of Winchester 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 Non-residential.

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



TOWN OF BLACK WOLF

380 E. Black Wolf Ave.
Oshkosh, Wisconsin 54902

Office: (920) 688-1404
Fax: (920) 688-1405

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Kirk Versteegh

Address of Owner: 196 Nekimi Ave
Oshkosh WI 54902

2. Name of Applicant: _____

Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): Part of the SW 1/4 of the SW 1/4 of Sec 18 T17N, R17E; Also described as Lot 2 of the attached CSM.

4. Tax Parcel Number (if existing parcel): _____

5. Section: 18 Town: 17 N Range: 17 E

6. Existing Zoning: A-2 Name of District: General Farming

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ✓ Denied _____

9. Findings:

- > The Town of Black Wolf has a Comprehensive Plan
- > The zoning change is in compliance with that comprehensive plan.
- > Zoning change required to bring newly created lot into zoning compliance.
- > No opposition to zoning change.
- > Four other residential properties within 1,000 ft of property.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on May 7, 2018 and that all required notices were posted and/or mailed as required by local ordinance.

Thomas G. Verstegen
Thomas G. Verstegen

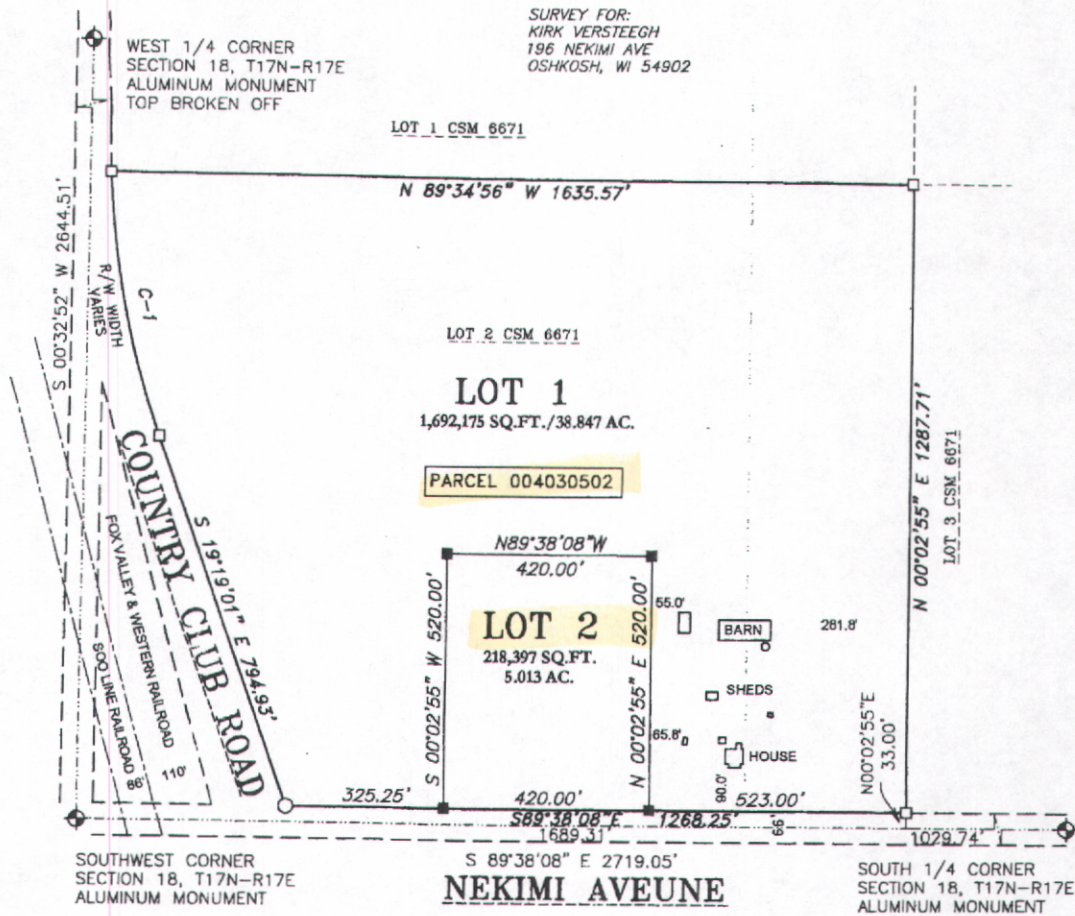
Date: May 14, 2018

#25316

#5871

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP 6671, BEING
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4, AND PART OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 17
NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF,
WINNEBAGO COUNTY, WISCONSIN.



Curve	Radius	Delta	Length	Chord Bearing	Chord
1	1860.00'	017°02'25"	553.18'	S10°47'48.5"E	551.14'



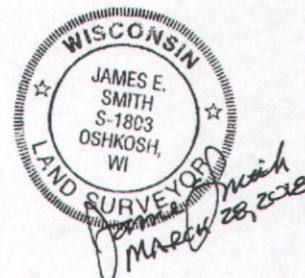
Scale 1 inch = 300 feet

0 150 300 600

BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM OF 1983(1997)
IN WHICH THE SOUTH LINE OF THE SOUTHWEST 1/4,
OF SECTION 18, BEARS S89°38'08"E

LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ◆ GOVERNMENT CORNER FOUND

**Martenson & Eisele, Inc.**

101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2245-001

FILE 2245001CSM SHEET 1 OF 3

This instrument was drafted by: DSL



OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@co.winnebago.wi.us

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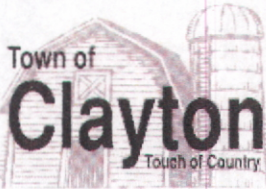
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RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

A-1 to A-2 FLU: Ag & Rural
006-0834 (part)



Monday, May 21st, 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 Karl Erdmann, 7453 CTR "T", Oshkosh, WI 54904 for a portion of the property located at the corner of CTR "T" and Breezewood Lane, Oshkosh, WI 54904 and specifically described as Part of Tax ID# 006-0834, being a part Section 33, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from A-1 (Agribusiness Business District) 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

TOWN OF CLAYTON

ORDINANCE 2018-002

**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:

Karl Erdmann, 7453 CTR "T", Oshkosh, WI 54904.

Legal description of property:

A portion of the property located at the corner of CTR "T" and Breezewood Lane, Oshkosh, WI 54904 and specifically described as Part of Tax ID# 006-0834, being a part Section 33, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

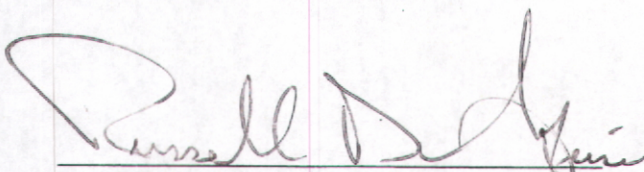
The above described property is hereby rezoned from:

A portion of the property from A-1 (Agribusiness) to A-2 (General Agricultural District).

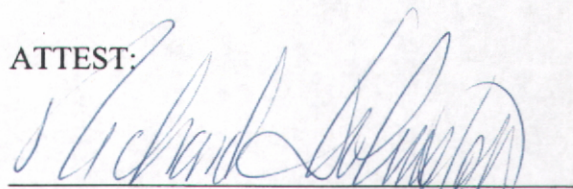
Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 16th day of May, 2018

Vote: Yes: X No: X Absent: X


Russell D. Geise, Chair

ATTEST:


Richard Johnston, Town Administrator

Winnebago County Geographic Information System

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Map View
Display Options

Search Options
Menu

Locator
Map

Display Options

Draw	Label	Symbology & Layer Names
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2009)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2003)
<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"/>	Parcel Dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input type="checkbox"/>	<input type="checkbox"/>	Sub-Division
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

☒ = Not Applicable for this Layer.

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF THE SW.1/4 OF THE SW.1/4 OF SECTION 33, T.20N., R.16E.
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 3

SURVEY FOR: PETER VANDEN HUEVEL
6074 Green Valley Road
Oshkosh, WI 54904

TOWN OF CLAYTON NOTES

THE LOTS CREATED ON THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS 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 THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

NOTE: THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

LEGEND

- 3/4" X 18" DIA. IRON REBAR SET, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAR FOOT.
- ◆ SECTION CORNER
- ▲ MAG NAIL SET

DATED THE _____ DAY OF _____, 2018

WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

W.1/4 CORNER OF
SECTION 33, T.20N., R.16E.

C.T.H. T (66')

WEST LINE OF THE SW. 1/4 OF SECTION 33, T.20N., R.16E.
N 01°26'07" W 2673.49'

NAVIGABLE STREAM PER
WINNEBAGO COUNTY
GIS MAPPING

WETLAND BOUNDARY PER
WINNEBAGO COUNTY GIS
MAPPING

ALL BEARINGS REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM

LOT 1
1,468,012 SQ. FT
33.70 ACRES

Curve Data
Arc = 306.13'
Radius = 1393.60'
Δ = 12°35'10"
Chord Bearing = N 04°42'43" E
Chord = 305.52'
Tangent = 153.69'
Tangent-In = N 11°00'18" E
Tangent-Out = N 01°34'52" W

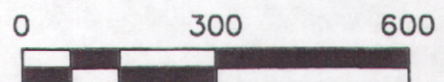
AREA DEDICATED TO THE PUBLIC
Breezewood Lane = 43,598 Sq. Ft 1.00 Acres
C.T.H.T = 39,402.7 Sq. Ft. 0.91 Acres

LOT 2
218,400 SQ. FT
5.01 ACRES

SW. CORNER OF
SECTION 33, T.20N., R.16E.

Breezewood Lane (66')

S.1/4 CORNER OF
SECTION 33, T.20N., R.16E.



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

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 208-02-01
FILE NO. VAN.DWG
NOTEBOOK: 20 PAGE: 75

DWG. NO. L-494

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

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

ALL OF THE SW.1/4 OF THE SW.1/4 OF SECTION 33, T.20N., R.16E.
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR OF L.C. KRIESCHER AND ASSOCIATES LLC., CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED UNDER THE DIRECTION OF PETER VANDEN HUEVEL ALL OF THE SOUTHWEST QUARTER (SW.1/4) OF THE SOUTHWEST QUARTER (SW.1/4) OF SECTION THIRTY-THREE (33) TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN CONTAINING 1769413 SQUARE FEET (40.620 ACRES) OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33 AND THE POINT OF BEGINNING: THENCE N.01°26'07"W. 1336.74 FEET ALONG THE EAST OF THE SW.1/4 OF SAID SECTION 33; THENCE N.89°05'07"E. 1328.91 FEET; THENCE S.01°05'54"E. 1334.15 FEET TO A POINT ON THE SOUTH LINE OF THE SW.1/4 OF SAID SECTION 33; THENCE S.88°58'31"W. 1321.06 FEET ALONG SAID LINE TO THE POINT OF BEGINNING AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY AND THE TOWN OF CLAYTON IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2018

WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

DATED

TOWN BOARD REPRESENTATIVE

CERTIFICATE OF TOWN TREASURER:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF CLAYTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES SPECIAL ASSESMENTS AS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATED

TOWN TREASURER

OWNER OF RECORD IS KARL L. ERDMAN AND SUSAN K. ERDMAN, TRUSTEES OR SUCCESSOR TRUSTEE(S) OF THE ERDMAN TRUST DATED DECEMBER 22, 2015
THIS C.S.M. IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT 1704321
THIS C.S.M. IS CONTAINED IN ALL OF TAX PARCEL NO.006-0834

SHEET 3 OF 3

WINNEBAGO COUNTY CERTIFIED SURVEY MAP
ALL OF THE SW.1/4 OF THE SW.1/4 OF SECTION 33, T.20N., R.16E.
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER'S WE HEREBY CERTIFY THAT WE CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

ERDMAN TRUST DATED DECEMBER 22, 2015
KARL L. ERDMAN TRUSTEE

ERDMAN TRUST DATED DECEMBER 22, 2015
SUSAN K.. ERDMAN TRUSTEE

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018 THE ABOVE NAMED OWNERS KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____ WISCONSIN

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE:

A PART OF THE SW.1/4 OF THE SW.1/4 OF SECTION 33, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, IS HEREBY APPROVED

DATE

BY: AUTHORIZED REPRESENTATIVE

COUNTY TREASURER'S CERTIFICATE:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESMENTS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY.

DATED

COUNTY TREASURER

DATED THE _____ DAY OF _____, 2018

WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

DWG. NO. L- 494



OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@co.winnebago.wi.us

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

Town of Utica ~ Jenny Sonnleitner, Clerk
6570 Bradley Ave. Pickett, WI 54964 ~ 920-410-0347 ~ utica1730@gmail.com

A2 to RR FLU: Ag & Rural
024-0416
024-0416-01
024-0413-02

SUBMITTAL FORM

Name of Property Owner: Jeff Hunter

Address of Owner: 6770 Banville Road Pickett, WI 54964

Name of Applicant: same as above

Address of Applicant: same as above

Legal Description of Area to be Rezoned (attach CSM, if applicable):

024-0416-01: Section 20, T17N-R15E; NE NW EXC N 2018.71 FT OF E 2018.71 FT 39.00 A

024-0413-02: Section 20, T17N-R15E; PT NW NE DESC AS OUTLOT 1 OF CSM-5471 0.02 A

024-0416-00: Section 20, T17N-R15E; N 2018.71 FT OF E 208.71 FR OF NE NW 1.00 A

Tax Parcel Number, if existing parcels: 024-0413-02, 024-0416-00, 024-0416-01,

Section 12 Town 17N Range R15E

Existing Zoning: A2 Name of District: Agricultural District (General Farming)

Proposed Zoning: RR Name of District: Rural Residential Recreational Mixed Use

Town Board Action: X Approval Denial

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:

Approved by the Town Board vote 3-0

I, Jenny Sonnleitner, Clerk of the Town of Utica, hereby certify that a public hearing was conducted on May 3, 2018 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Jenny Sonnleitner

Date: 5-23-2018

LISTING OF PARCELS SURROUNDING SUBJECT PARCEL FOR REZONING CHANGE

Subject Parcels: 024-0413-02, 024-0416-00, 024-0416-02

Owner: Jeff Hunter

Applicant: same as above

OWNER(S)	MAILING ADDRESS
Dusty Banville	6682 Banville Road Pickett, WI 54964
Hunter Family Trust	6690 Weelaunee Drive Pickett, WI 54964
Michael Hunter & Jessica Repka-Hunter	1196 County Road M Pickett, WI 54964

TOWN OF UTICA

Plan Commission Meeting Agenda

Notice is hereby given that a Town Plan Commission meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

Thursday, May 3, 2018

7:30 pm

1. Call the Meeting to Order
2. Take Roll Call:
 - A. *Members:* Terry Beck, Darwin Briggs, Ralph Kalies, Tim Oliver, Ken Schmick, Grant Stettler, Tom Thiel
 - B. *Alternates:* Chad Bowman, Eric Whiting
3. Approve April 5, 2018 Plan Commission Meeting Minutes
4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign
5. Public Forum
6. Discuss/Recommend to the Town Board: approval of CSM Parcel Parcels:
024-0416-01 (39 acres), 024-0413-02 (.02 acres) and 024-0416-00 (1 acre).
Currently zoned A2 and owned by Jeff Hunter at 6770 Banville Road Pickett, WI 54964.
The purpose is to combine the three parcels and split off Lot 1 for 10.001 acres and Lot 2 for 22.284 acres, rezoning both to RR for Single Family Residence and General Ag use.
7. Future Agenda Items
8. Adjournment

Jenny Sonnleitner, Clerk
Posted: 4/30/2018

The Plan Commission meets as needed on the FIRST THURSDAY OF EACH MONTH AT 7:30PM (unless otherwise noted). All meetings are open to the public. Discussion and action may occur on any of the above agenda items.

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Commission Chairman Tom Thiel at 920-579-3025 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all members or a majority of the members of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda.

Posted at: townofutica.org, Town Hall, Co-op, and Jasper's. To receive email updates, e-mail the Clerk at utica1730@gmail.com.

TOWN OF UTICA

Plan Commission Notice

Notice is hereby given that a public meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. Town Board members may be present.

Thursday, May 3, 2018

7:30 pm

To hear testimony for approval of a CSM (certified survey map).

Parcels: 024-0416-01 (39 acres), 024-0413-02 (.02 acres), 024-0416-00 (1 acre).

Currently zoned A2 and owned by Jeff Hunter at 6770 Banville Road Pickett, WI 54964.

The purpose is to combine the three parcels and split off Lot 1 for 10.001 acres and Lot 2 for 22.284 acres, rezoning both to RR for Single Family Residence and General Ag use.

The properties within 300' for notification in the Town of Utica, Winnebago County, Wisconsin are:

OWNER(S)	MAILING ADDRESS
Dusty Banville	6682 Banville Road Pickett, WI 54964
Hunter Family Trust	6690 Weelaunee Drive Pickett, WI 54964
Michael Hunter & Jessica Repka-Hunter	1196 County Road M Pickett, WI 54964

Public testimony will be taken at the time of the hearing. All written testimony must be received prior to the hearing and can be sent to Thomas Thiel, 1209 County Road M Pickett, WI 54964. For further information, contact Thomas Thiel (920) 589-3005.

Jenny Sonleitner, Clerk & Planning/Zoning Secretary
Posted: 4/19/2018

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Chairman Tom Thiel at 920-579-3025 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all members or a majority of the members of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action.

Posted at: Town Hall, Co-op, and Jasper's. To receive email updates, e-mail the Clerk at utica1730@gmail.com.

**TOWN OF UTICA
RE-ZONING PERMIT APPLICATION**

Please print or type your responses to the questions on this application.
A non-refundable application fee of \$400.00 is required for each permit application.
The fee is payable to the Town of Utica and is due at the time the application is submitted.

Filing Fee: \$400.00

Date Received: APR 17 2018

Office Use

Property Address: 6770 BANVILLE ROAD

Name of Owner(s): JEFF HUNTER

Address, if different than above: SAME

Home Phone: 920 460-9661

Daytime Phone, if different: SAME

Name of Applicant(s): JEFF HUNTER

Address, if different than above: SAME

Home Phone: SAME

Daytime Phone, if different: SAME

Name & Address of professional in charge of proposed development (architect, builder, contractor, engineer, etc):

JAMES E. SMITH MARTELSON & ELSE 101 W. MAIN ST

Legal Description of Property: PT SEC 20, T17N, R15E OMRO

AS LOT 1 OF ATTACHED CSM &

AS LOT 2 OF " "

Tax Parcel Number(s) (REQUIRED): 024041601, 024041302, 024041600

NOTE: Please attach a copy of the Certified Survey Map for the property.

Location of the property in relation to nearby roadways, building, or other landmarks:

N. OF CTH "M" W OF BANVILLE ROAD

1. What is the current use of the property? GENERAL AG

2. What is the intended use of this property? SINGLE FAMILY RES &
GENERAL AG

3. Please mark the current zoning for the property:

_____ Single-Family Residence
_____ Two-Family Residence
_____ Multiple-Family Dwelling
X _____ Agricultural
_____ Rural Recreational

_____ Industrial
_____ Commercial
_____ Institutional & Recreational
_____ Planned Residential Development
_____ Residential Mixed Use

4. What is the requested zoning for the property? _____

5. Please explain the reason for this rezoning request: SPLIT OFF LOT 1
OF ATTACHED CSM. TOWN REQUIRES PROPERTY
BETWEEN 39.9 AC & 4.99 AC TO BE REZONED TO R2

6. If this is a Rural Recreational rezoning request, please specify what type of conditions are being requested: _____

SINGLE FAMILY RES & GENERAL AG

7. Please explain why this is the best proposed use for this property: _____

LAND IS PRESENTLY USED AS GENERAL AG &
SINGLE FAMILY

8. Please explain the compatibility of the proposed use(s) with the surrounding land uses: _____

SURROUNDING LAND USE IS MIX OF
GENERAL AG & SINGLE FAMILY RES

9. List all property owners within 300 feet and their mailing addresses: _____

1) MIKE HUNTER
1196 CTH "M"
PICKETT, WI 54964

4)

2) DUSTY FARVILLE
6587 FARVILLE ROAD
PICKETT, WI 54964

5)

3) GLENDA HUNTER
6690 WHEELAUNSE DR

6)

Twelve (12) copies of the application and all attachments shall be submitted to the Town Clerk, Town Zoning Administrator or other designed representative no later than twenty-one (21) days prior to the meeting.

[Signature]
Signature of Owner

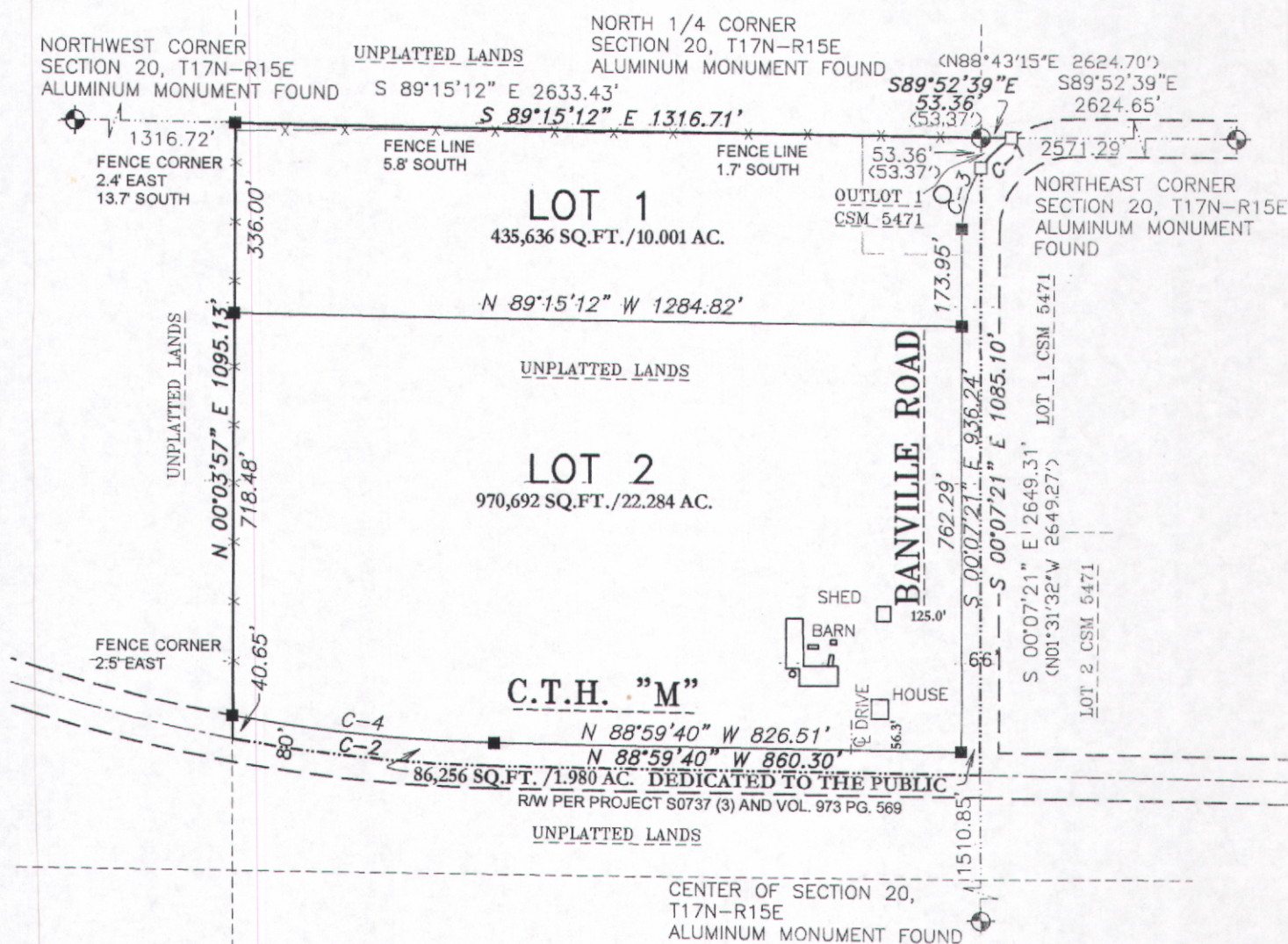
4-11-18
Date

Signature of Owner

Date

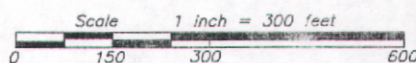
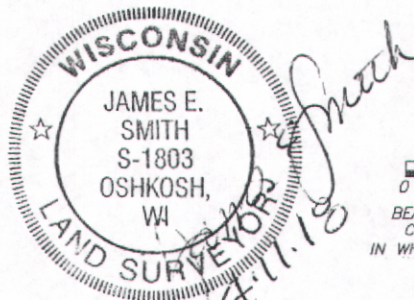
ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP 5471,
BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4
OF THE NORTHWEST 1/4, ALL IN SECTION 20,
TOWNSHIP 17 NORTH, RANGE 15 EAST, TOWN OF
UTICA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
JEFF HUNTER
6770 BANVILLE ROAD
PICKETT, WI 54964



Curve	Radius	Delta	Length	Chord	Bearing	Chord
1	193.87'	022°23'52"	75.79'	S 45°00'00.0"	W	75.31'
2	2864.93'	009°15'24"	462.86'	N 84°21'58.0"	W	462.35'
3	193.87'	033°55'25"	114.79'	S 16°50'21.5"	W	113.12'
4	2824.93'	009°24'10"	463.60'	N 84°17'35.0"	EW	463.08'

■ 1-1/4" O.D. IRON PIPE SET, 18" LONG,
 WEIGHING 1.130 LBS. PER LIN. FOOT
 □ 1-1/4" O.D. IRON PIPE FOUND
 GOVERNMENT CORNER FOUND
 FENCE LINE
 () RECORDED AS



BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM OF 1983(1997)
IN WHICH THE NORTH LINE OF THE NORTHWEST 1/4,
OF SECTION 20, BEARS S89°15'12"E

m.e.

101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2249-001

FILE 2249001CSM SHEET 1 OF 3

This instrument was drafted by: DSL

TOWN OF UTICA

Plan Commission Meeting ~ Minutes

Thursday, May 3, 2018

7:00 pm

DRAFT

1. Call the Meeting to Order

This meeting was called to order by Chairman Tom Thiel at 7:30pm at the Utica Town Hall; 8 present

2. Roll Call:

- A. *Members Present:* Terry Beck, Darwin Briggs, Ralph Kalies, Ken Schmick, Grant Stettler, Tom Thiel
- B. *Alternates Present:* Eric Whiting
- C. *Members Absent:* Tim Oliver
- D. *Alternates Absent:* Chad Bowman
- E. *Board Members Present:* Leonard Schmick
- F. *Board Members Absent:* Chuck Kuhrt

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

3. Approve April 5, 2018 Plan Commission Meeting Minutes

Darwin Briggs motions to accept as presented, seconded by Tom Thiel. Carried

4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign

5. Public Forum

6. Discuss/Recommend to the Town Board & to hear testimony for approval of a CSM (certified survey map). Parcels: 024-0416-01 (39 acres), 024-0413-02 (.02 acres), 024-0416-00 (1 acre). Currently zoned A2 and owned by Jeff Hunter at 6770 Banville Road Pickett, WI 54964. The purpose is to combine the three parcels and split off Lot 1 for 10.001 acres and Lot 2 for 22.284 acres, rezoning both to RR for Single Family Residence and General Ag use. All the property will change from A2 to RR.

Jim Smith from Martenson & Eisele said the Hunter's property is a 40 acre tract and bisected by County Road M. There is a small piece of the same Parcel # that is south of County Road M. The normal procedure to survey that is bisected by a road is to survey everything north of road and leaving other remnant. County recognizes this as a separate parcel, but prior has been one Parcel. After this CSM, little sliver south of County Road M will get a separate Parcel #, so will the other two lots. The Parcel south of County Road M will come along with it as zoned RR. Tom Thiel said the piece south of County Road M is unbuildable and can be used as Ag. Jim Smith said that parcel can maybe be combined later with another parcel. This happens a lot, there are many parcels bisected by roads. Public Session closed.

Ralph Kalies motions to change the parcel zoning from A2 to RR, seconded by Tom Thiel. Carried
Now to split off into the two lots; Tom Thiel recommends that the CSM for Lot 1 and Lot 2 and the unplotted land south of County Road M to be RR. Seconded by Darwin Briggs. Carried

7. Future Agenda Items

None mentioned

8. Adjournment

Adjourned at 7:36pm

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

Thomas Thiel, Plan Chairman

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

TOWN OF UTICA

Town Board Meeting ~ Minutes

Monday, May 14, 2018

7:00pm – Review Invoices
7:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

1. CALL THE MEETING TO ORDER

This meeting was called to order by Chairman Schmick at 7:30pm at the Utica Town Hall.

PRESENT: Chairman Leonard Schmick, Supervisor #1 Chuck Kuhrt, Supervisor #2 Grant Stettler
Clerk Jenny Sonnleitner, Treasurer Brenda Morrell; 8 citizens present

DRAFT

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:

A) APPROVE APRIL 5, 2018 TOWN BOARD MEETING MINUTES

B) AFFIDAVIT OF POSTING/PUBLICATION

C) APPROVE PAYMENT OF BILLS FOR MAY

Chairman Schmick made a motion to approve the Consent Agenda, seconded by Supervisor Stettler. Carried

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

4. TREASURER'S REPORT FROM APRIL; BMO HARRIS BANK

Receipts: \$36,544.99; Disbursements: \$61,628.80; Total Balance: \$342,609.33

Total cash on hand including Fire/EMS account: \$367,896.27

5. PUBLIC FORUM (*Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board)*)

County Sheriff Officers were present and they are trying to do more proactive patrols and traffic stops on speed enforcement.

Chairman Schmick said there is a concern on Mahlke Road that is posted as a Class B. Semis are driving from the Rosendale Dairy and worries they are carrying a full load. Officer asked if we would reclassify the road? Chairman said we asked them if they were willing to participate in upgrading the road and there was no desire to help upgrade the road. Asking if officers can monitor that road as it is being used as a short-cut. Officer said there are officers trained to inspect commercial vehicles and can address this concern.

6. DISCUSS/ACT ON POSSIBLE BUDGET AMENDMENTS

No amendments needed this month.

7. DISCUSS/APPROVE TEMP LICENSE FOR "KICK OFF TO SUMMER CONCERT" AND HERMAN BERNDT

Chairman Schmick motions to approve the Temp License for the Kickoff, seconded by Supervisor Kuhrt. Carried

8. DISCUSS/ACT ON DOG ISSUES IN IMPERIAL HILLS, REVISE CURRENT ORDINANCE

Chairman Schmick motions to table this and discuss at the next month, seconded by Supervisor Kuhrt. Carried

9. DISCUSS/APPROVE SOMEONE TO MOW THE DITCHES JUNE AND SEPTEMBER, 10 DAYS FOR EACH TIME; OR OTHER OPTIONS

Daniel Hoerig is interested in mowing the Town's ditches. He is a heavy equipment operator and runs farm equipment. Chairman Schmick motions to hire Daniel Hoerig to mow the ditches, seconded by Supervisor Stettler. Carried

10. ORDINANCES: APPOINT BOARD OF REVIEW ALTERNATE MEMBERS, CONFIDENTIAL INCOME & EXPENSES RECORDS, AND TO ESTABLISH PROCEDURE AND CRITERIA FOR ALLOWING ALTERNATIVE FORMS OF SWORN TESTIMONY AT BOR HEARINGS EVERYONE WHO GETS PAID BY THE TOWN NEEDS TO KEEP TRACK OF THEIR HOURS AND NOTIFY CLERK SONNLEITNER.

Chairman Schmick motions Darwin Briggs to be an Alternate, seconded by Supervisor Stettler. Carried

Chairman Schmick motions for the Confidentiality Ordinance Section 6 penalty not to be less than \$5 and not more than \$5, seconded by Supervisor Stettler. Carried

Chairman Schmick motions that we adopt a phone-in option by Ordinance for Board Of Review, seconded by Supervisor Kuhrt.

Supervisor Kuhrt says only if absolutely necessary and only alternative. Carried

11. DISCUSS/APPROVE AMENDING RESOLUTION 2012-03 ALLOWING THE CLERK TO PERFORM BACKGROUND CHECKS FOR OPERATOR LICENSES

Chairman Schmick motions to amend Resolution 2012-03 for the Clerk to perform the background checks instead of the County, seconded by Supervisor Stettler. Carried

12. ROADS:

A) DISCUSS/ACT ON BIG GRAIN TRUCKS USING MAHLKE ROAD TRAVELING BOTH DIRECTIONS

This was discussed during the Public Forum while the Officers were present.

B) DISCUSS/APPROVE ROAD MAINTENANCE OPTIONS FROM FAHRNER ASPHALT

Chairman Schmick compared and did not find any options that were less than what the County provided.

C) DISCUSS/APPROVE ANY ROAD REPAIRS FROM SPRING ROAD INSPECTION

If we do all the road repairs as suggested, it would cost \$319,000. Chairman Schmick motions to accept the Highway Commission bid on the road list after inspection, seconded by Supervisor Kuhrt. Carried

Pave/shoulder/patch/overlay/seal coat/skin coat: Shea, Bonnie View, Banville, James, Winter, Hillside, Kings, Peppler, Bradley, Hay, Weelaunee, Mountain, Sportsman, Hollander, Imperial, James, Ripple, Knott, Burr Oak, Elo roads.

13. TOWN HALL:

A) DISCUSS/ACT ON TOWN HALL LAWN CARE WITH BRIAN TREBIATOWSKI

Supervisor Kuhrt motions to accept the bid as proposed, seconded by Chairman Schmick. Carried

B) DISCUSS/ACT ON NORTH WALL REPAIRS UNDER WINDOW

Chairman Schmick will contact Yellow Van Handyman and will discuss next month.

C) DISCUSS/ACT ON PAINTING STRIPES ON THE PARKING LOT

\$660 to stripe the lot for parking and fire truck use. Supervisor Kuhrt is not concerned about having parking stripes painted, but for the fire trucks and buildings. Chairman Schmick feels the Fire Dept can have the needed striping and handicap parking stripes done. See 12C for approval as was discussed with the road bid.

14. DISCUSS/APPROVE CSM FOR PROPERTY OWNED BY ART DUMKE 5382 ANGLE ROAD; CONSOLIDATING 7 PARCELS INTO TWO PARCELS: LOT 1 OF 130 ACRES AND LOT 2 OF 83 ACRES, CURRENTLY A2 AND NO ZONE CHANGE

DNR has an overriding easement over the top of the whole property for wildlife habitat restoration that has been in place for a while. One home could be built on the property and is staying under the current ownership. Chairman Schmick motions to allow this CSM, seconded by Supervisor Kuhrt. Carried. Tom Thiel was concerned about being land-locked. Jim Smith said there is frontage on both parcels.

15. PLAN COMMISSION:

A) Discuss/Approve recommendation from the Plan Commission: 024-0416-01 (39 acres), 024-0413-02 (.02 acres) and 024-0416-00 (1 acre); currently zoned A2 and owned by Jeff Hunter at 6770 Banville Road Pickett, WI 54964. The purpose is to combine the three parcels and split off Lot 1 for 10.001 acres and Lot 2 for 22.284 acres, rezoning both to RR for Single Family Residence and General Ag use.

Chairman Schmick motions to agree with the Plan Commission recommendation, seconded by Supervisor Stettler. Carried

B) Discuss Farmland Preservation Plan

DATCP is trying to get the Towns to circumvent the County, but that won't happen because it needs to be a County plan/approved. Town of Nepeuskun is the only town that A2 is more strict than A1 and they are using a consultant. In October, individual Towns can, with the county's blessing, petition DATCP to accept them as being a Winnebago County plan. In most towns in Winnebago County, Farmland Preservation may cease to exist. Credits will still be available for this year, and possibly next year. DATCP wants 80% participation, Utica isn't at 20%. It's the owner's choice in Winnebago County. In other counties, property owners are forced to be in the plan, or not to participate.

16. RUSH LAKE:

A) SUPERVISOR KUHRT TO DISCUSS INFORMATION FROM THE PREVIOUS TWO MEETINGS

Endeavoring into a lake management plan. Within the next few weeks, will meet with 2 different companies to develop this plan, as well as right for grants. Trying to manage cattails and for the bulrushes to return. New launch on the North landing is a success, south landing will have a portable boat ramp. Trying to maintain the water level of 1.4, it is much higher than that.

B) DISCUSS/REAPPOINT TOM DAVIS TO THE RUSH LAKE STEERING COMMITTEE FOR A 3 YEAR TERM

Chairman Schmick motions to reappoint Tom Davis for a 3 year term, seconded by Supervisor Stettler. Carried

17. BOARD OF APPEALS – Discuss/Approve reappointing someone for a 3-year term, replacing Nelson Hinz

Brian Trebiatowski would be willing to be a member as long as there is not conflict with having the lawn contract. Chairman Schmick motions to allow Brian Trebiatowski to be on the Board of Appeals, seconded by Supervisor Stettler. Carried

18. RECYCLING: DISCUSS COMPLIANCE PLAN NEEDED TO RECEIVE RECYCLING GRANT

Chairman Schmick motions to table this for next month. He will find out if we create a Compliance Plan, if Advanced Disposal would charge us extra to help comply with it; seconded by Supervisor Stettler. Carried

19. FIRE DEPARTMENT / EMS – APRIL CALLS: 5 Fire / 5 EMS / 3 Mutual Aid

A) APPROVE TIM OLIVER AS UTICA'S FIRE CHIEF

Chairman Schmick motions to approve Tim Oliver as Utica's Fire Chief, seconded by Supervisor Kuhrt. Carried

B) WHO WILL ATTEND MTG TO UPDATE CITY OF OSHKOSH AMBULANCE AGREEMENT-5/23/18 AT 6:30PM OMRO FIRE HOUSE

Supervisor Kuhrt could attend if there is not a Rush Lake meeting and if unable to attend, will contact Fire Chief Tim Oliver.

20. ITEMS FOR INCLUSION IN NEWSLETTER

A) Board of Review – May 22, 2018; 7pm-9pm. Board of Review requires you, as the land owner, to prove to the Board why your property should be changed; burden of proof is solely on the land owner. Notify the Clerk if you plan to attend.

B) Town Board Meeting – June 11, 2018; 7:30pm at the Utica Town Hall

C) 2018 ELECTIONS: Aug 14 / Nov 6 - Interested working during elections? Contact Clerk Sonnleitner at utica1730@gmail.com or 410-0347. Training and meals provided; Poll Workers \$9/hour, Chief Inspectors \$12.50/hour

D) Contact Chairman Leonard Schmick for your Fireworks Permit, it is FREE and required

E) Radon kits are available for \$5 each. Contact Clerk Sonnleitner.

21. CORRESPONDENCE RECEIVED (Discuss & Act on, if needed):

A) WI Towns Association Monthly Mailing; Property Transfers; Oshkosh Public Library Minutes 3/29/18; Bitco Insurance closing workers comp claim

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

22. ADJOURNMENT

Adjournment 8:31pm

Jenny Sonnleitner, Clerk

Leonard Schmick – Chairman		Brenda Morrell – Treasurer	
Chuck Kuhrt – Supervisor #1		Jenny Sonnleitner - Clerk	
Grant Stettler – Supervisor #2			



Resolution

Date: _____

To the Board of Supervisors of Winnebago County, Wisconsin:

Amendatory Ordinance

Whereas, it is desirable to amend the Zoning Ordinance and the Zoning Map of the Town of Utica in accordance with the petition of Jeff Hunter;

Whereas said request is in compliance with the adopted Winnebago County Land Use Plan.

Now, therefore, the County Board Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the Town of Utica, be and the same, are amended to provide that the attached described property be changed from the classification of Three (3) parcels zoned A2 of said ordinance, which it now and heretofore had, to the zoned district of combine the parcels and split off Lot 1 for 10.001 acres and Lot 2 for 22.284 acres, rezoning both to RR for Single Family Residence and General Ag use.

County Board Supervisor
(Town of Utica)

Parcel Nos: 024-0416-01, 024-0413-02, 024-0416

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 _____, _____.

Mark Harris

County Board Supervisory District



OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

zoningdepartment@co.winnebago.wi.us

Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JULY 6, 2018

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Versteegh - Town Zoning Change (Tax ID No: 004-0305-02-02) – Town of Black Wolf.

The town zoning change for Versteegh is consistent with Winnebago County's Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as agricultural and rural under the extra-territorial jurisdiction of the City of Oshkosh.

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

2. Erdmann - Town Zoning Change (Tax ID No: 006-0834(P)) – Town of Clayton.

The town zoning change for Erdman is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-1 (Agribusiness Business 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.

3. Hunter - Town Zoning Change (Tax ID No: 024-0416, 024-0416-01 & 024-0413-02) – Town of Utica.

The town zoning change for Hunter is consistent with Winnebago County's Land Use Plan. The Town of Utica approved the zoning change from A-2 (General Agricultural District) to RR (Rural Residential Recreational Mixed Use) 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.

4. Kolasinski - Town Zoning Change (Tax ID No: 028-0839) – Town of Winchester.

The town zoning change for Kolasinski is consistent with Winnebago County's Land Use Plan. The Town of Winchester 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 Non-residential.

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

Town of Winchester

Ordinance 2017-01

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 Kolasinski of 8595 Oak Lane, Larsen, WI 54947

Legal description of property:

The property located at 8595 Oak Lane, Larsen, WI 54947 in the Town of Winchester and specifically described as Tax ID #028-0389, Sec. 13, T20N-R15E PT E1/2 SW1/4 & PT S1/2 NW1/4 DESC AS LOT 1 OF CSM-6201 31.84 Acres Town of Winchester, County of Winnebago, State of Wisconsin

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 agriculture, natural area, and woodland districts.
3. General Agriculture (A-2) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from R-1 to A-2 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

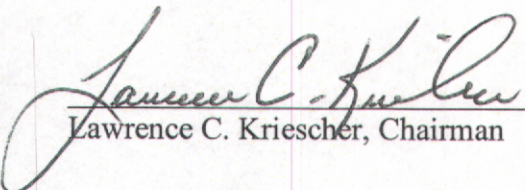
The above described property is hereby rezoned from:

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

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

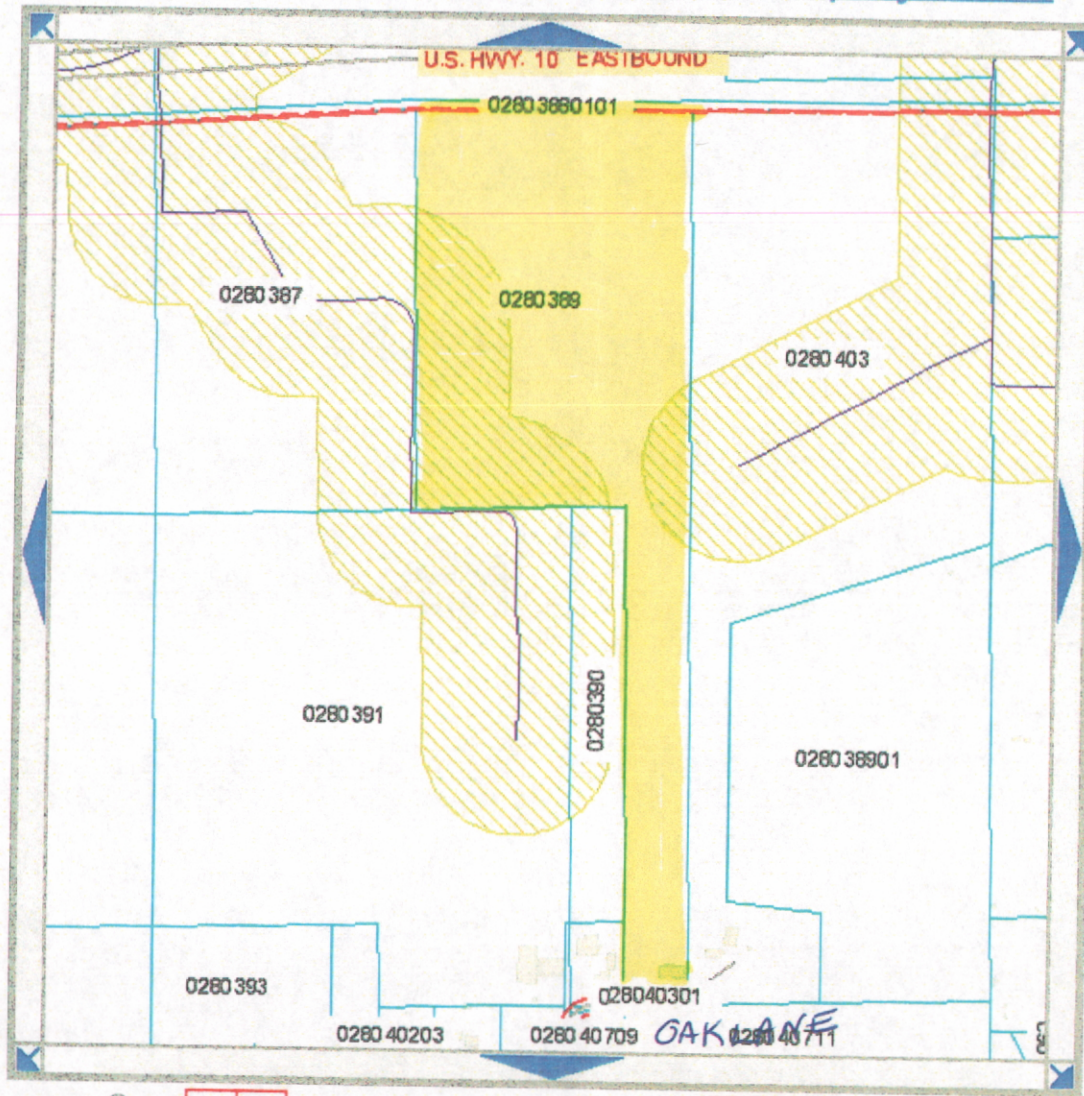
Adopted this 17th, day of July, 2017

Vote: Yes: 2 No: 0 Absent: 1


Lawrence C. Kriescher, Chairman

Attest: 
Holly Stevens, Clerk

Winnebago County GIS Viewer and Property Profiler



0 0.03 0.06 mi

Reset

0 200 400 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!](#)

Display Options

Draw Label Symbology & Layer Names

<input type="checkbox"/>	<input checked="" type="checkbox"/>		Aerial Photos (2009)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>		Certified Surveys
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Floodplain
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Navigable Streams
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Rights-Of-Way
<input checked="" 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.

Zoom
In



Zoom
Out

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

May 23, 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,

Last July, I sent you information regarding the enclosed rezoning for the Town of Winchester. I have followed up with several phone messages and email inquiries as to the status of the zoning at the County level. I have not received any reply calls or messages. As of today, the zoning change has not been made to the County GIS mapping and information. I am therefore enclosing duplicate copies of the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Rezoning Application submitted by Thomas Kolasinski of 8595 Oak Lane, Larsen, WI 54947 for property located at 8595 Oak Lane, Larsen, WI 54947 in the Town of Winchester and specifically described as Tax ID #028-0389, Sec. 13, T20N-R15E PT E1/2 SW1/4 & PT S1/2 NW1/4 DESC AS LOT 1 OF CSM-6201 31.84 Acres Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-1 (Rural Residential District) to A-2 (General Agricultural District).

I would appreciate your attention to this matter as soon as possible. Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

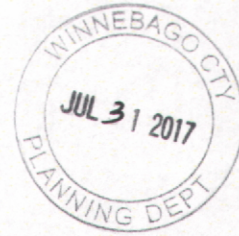
CC County Clerk, Sue Ertmer

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

July 17, 2017

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



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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