

R E S O L U T I O N

DATE: October 8, 2014

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 2

WHEREAS, it is desirable to amend the Zoning Ordinance and the Zoning Map of the TOWN OF CLAYTON in accordance with the petition of Alan & Jennifer Larsen and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use Plan and Winnebago County's Farmland Preservation Plan.

NOW, THEREFORE, the County Board of Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the TOWN OF CLAYTON, be and the same, are amended to provide that the attached described property be changed from the classification of A-2 of said ordinance, which it now and heretofore had, to the zoned district of R-1.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby [ADOPTED] OR [DENIED].

County Board Supervisor
(Town of CLAYTON)

PARCEL NO: 006-0531-01 FROM A-2 TO R-1.

COUNTY DISCLAIMER:

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

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

Mark Harris



006-0531 — R-1
FLU: Ag, Rural Res

8348 County Road T
Larsen, WI 54947

August 26th, 2014

County Zoning Office
Attn: Cary A. Rowe
112 Otter Ave
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 change in zoning in the Town of Clayton:

Rezoning Application made by the petitioners, Alan W. and Jennifer L. Larsen, 837 East Apple Tree Lane, Appleton, WI 54911 for the following property located at 8387 Pioneer Road in the Town of Clayton, specifically described as Tax ID # 006-0531-01 Lot 4 of CSM 4094 being part of the southeast ¼, of the northeast ¼, of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin be rezoned from A-2 (GENERAL FARMING 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

**TOWN OF CLAYTON
RESOLUTION 2014-006
A RESOLUTION ADOPTING AN 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 2009 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:

A. Property Owner:

Alan W. and Jennifer L. Larsen, 837 East Apple Tree Lane, Appleton, WI 54911

Legal description of property:

Property located at 8387 Pioneer Road in the Town of Clayton, specifically described as Tax ID # 006-0531-01 Lot 4 of CSM 4094 being part of the southeast ¼ of the northeast ¼, of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin (see Attachment A).

The above described property is hereby rezoned from:

A-2 (GENERAL FARMING 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 August, 2014 by the Town Board of the Town of Clayton

Vote: Yes 5 No 0

ATTEST:


Mark E. Luebke, Chair


Richard Johnston, Town Administrator/Clerk



Re-Zoning Application
(Submit 15 copies of Drawings)

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026
Email – toc@new.rr.com Web Page – www.townofclayton.net

Property Owner (s): Alan G. Larson Jennifer L. Larson
Address/Zip: 837 E. AppleTree Lane Appleton, WI 54911
Phone: 920-954-8426 **Fax:** _____ **E-Mail:** ALANG2L@SBCCGLOBALW.
Applicant: TOWN OF CLAYTON
Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☒
Address/City/Zip: 8348 CTR "T" LARSEN, WI 54947
Phone: (920) 836-2007 **Fax:** _____ **E-Mail:** _____
Describe the reason for the Rezoning: COMPLY WITH ZONING CODE

Re-Zoning Specifics:

No. of Lots: 1
Total Acreage: 1.00 ACRES
Tax ID #: 006-0531-01
Legal Description: SEE ATTACHED
Current Zoning: A-2 (GENERAL AGRICULTURE DISTRICT)
Proposed Zoning: R-1 (RURAL RESIDENTIAL DISTRICT)

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature: _____ **Date:** _____

For Town Use Only
Fee (See Fee Schedule)

Fee: _____ **Acct No:** _____ **Receipt:** _____ **Date:** _____
Date Received Complete: _____ **By:** _____ **Application. No.:** _____
Review Meeting _____ **History** _____
Re-zoning is: Approved ☐ Denied ☐
Comments: _____

Notes: Please notify utility companies regarding your proposed development. Re-zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. Re-zoning Application & Fee must be submitted 10 working days prior to meeting.

(1030255)

FORM NO. 985-A

H.C. MURDER

CERTIFIED SURVEY MAP NO. 4094

BEING PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, ALL IN SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TAX PARCELS NO. 006-526-01, 006-526-02
AND 006-531-00.

NORTHEAST CORNER OF
SECTION 20-20-16

BEARING & DISTANCE TABLE:

"B" = N88°-14'-41"E 218.00'
"C" = S01°-06'-09"E 200.00'

NORTH LINE OF THE SOUTH $\frac{1}{4}$ OF
THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 20

LOT AREA TABLE:

LOT 1 =

1,285,405 sq. ft. ±

LOT 2 =

43,597 sq. ft. ±

LOT 3 =

43,597 sq. ft.

LOT 4 =

43,597 sq. ft.

TAX PARCEL
NO. 006-529-00

TAX PARCEL NO. 006-527-00

UNPLATTED LANDS

WEST LINE OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$
OF SECTION 20

UNPLATTED LANDS

NOTE: LOT 1 CANNOT BE SPLIT
USING THE 25' STRIP TO PIONEER
ROAD AS ITS ONLY ROAD FRONTAGE.

LEGEND:

○ = NO MONUMENT SET
DUE TO CONTINUOUS
FARM OPERATION

○ = 3/4" SOLID ROUND
IRON REBAR FOUND

■ = P.K. NAIL SET

⊙ = BERNTSEN MONUMENT FOUND

⊙ = 1" IRON PIPE FOUND

● = 3/4" x 24" SOLID ROUND IRON REBAR SET,
WEIGHING 1.502 lbs. per lin. ft.

--- = EXISTING FENCE LINE

(00') = RECORDED DISTANCE

UNPLATTED LANDS

SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE
SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$
OF SECTION 20

TAX PARCEL NO.
006-530-00

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR S01°-06'-09"E.

DEDICATED TO THE PUBLIC

501°-06'-09"E PIONEER

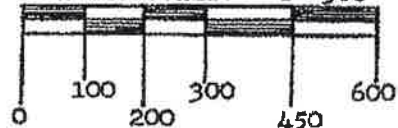
2654.25' ROAD (66')

EAST $\frac{1}{4}$ CORNER OF
SECTION 20-20-16

Robt F. Reid 9-25-98
ROBERT F. REIDER, RLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
P.O. BOX 1297, 1837 W. WIS. AVE.
APPLETON, WISCONSIN 54912-1297
A988.38 RFR 8-12-98



GRAPHIC SCALE: 1"=300'



REVISED 10-3-98 RFR

SHEET 1 OF 3 SHEETS

MEMORANDUM

Agenda Item V – C

Date: Tuesday, August 5th, 2014

From: Administrator

To: Plan Commission

Re: Plan Commission review and recommendation on an application submitted by the petitioners, Alan W. and Jennifer L. Larsen, 837 East Apple Tree Lane, Appleton, WI 54911 requesting that the following property located on Pioneer Lane south of CTH “II” in the Town of Clayton, specifically described as Tax ID # 006-0531-01 Lot 4 of CSM 4094 being part of the southeast ¼, of the northeast ¼, of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin be rezoned from A-2 (GENERAL FARMING DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT).

Site Location: The property is located on Pioneer Lane south of CTH “II” in the Town of Clayton, specifically described as Tax ID # 006-0531-01 Lot 4 of CSM 4094 being part of the southeast ¼, of the northeast ¼, of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicants: The Town of Clayton
and
Alan W. and Jennifer L. Larsen
837 East Apple Tree Lane
Appleton, WI 54911

Property Owners: Alan W. and Jennifer L. Larsen
837 East Apple Tree Lane
Appleton, WI 54911

Property Information:

1. The surrounding properties are zoned:
 - a) North:
R-1 (Rural Residential District) and A-2 (General Agricultural District)
 - b) South:
A-2 (General Agricultural District)
 - c) East:
R-1 (Rural Residential District) and A-2 (General Agricultural District)
 - d) West:
A-2 (General Agricultural District)

Property Information Specific to Tax ID # 006-00531-01:

1. The property is owned by Alan W. and Jennifer L. Larsen, 837 East Apple Tree Lane, Appleton, WI 54911.
2. The Lot is 1.00 acres in size.
3. The property is in the Winneconne School District (6608).
4. The property is in the Department of Natural Resources Special Well Casing area.

5. The property is currently zoned A-2 (General Agricultural District).
6. The property is out of the County's Floodplain Zoning Area.
7. The property is in the Larsen Drainage District,
8. The property is not in the County's Wetland Identifier.

Staff Comments:

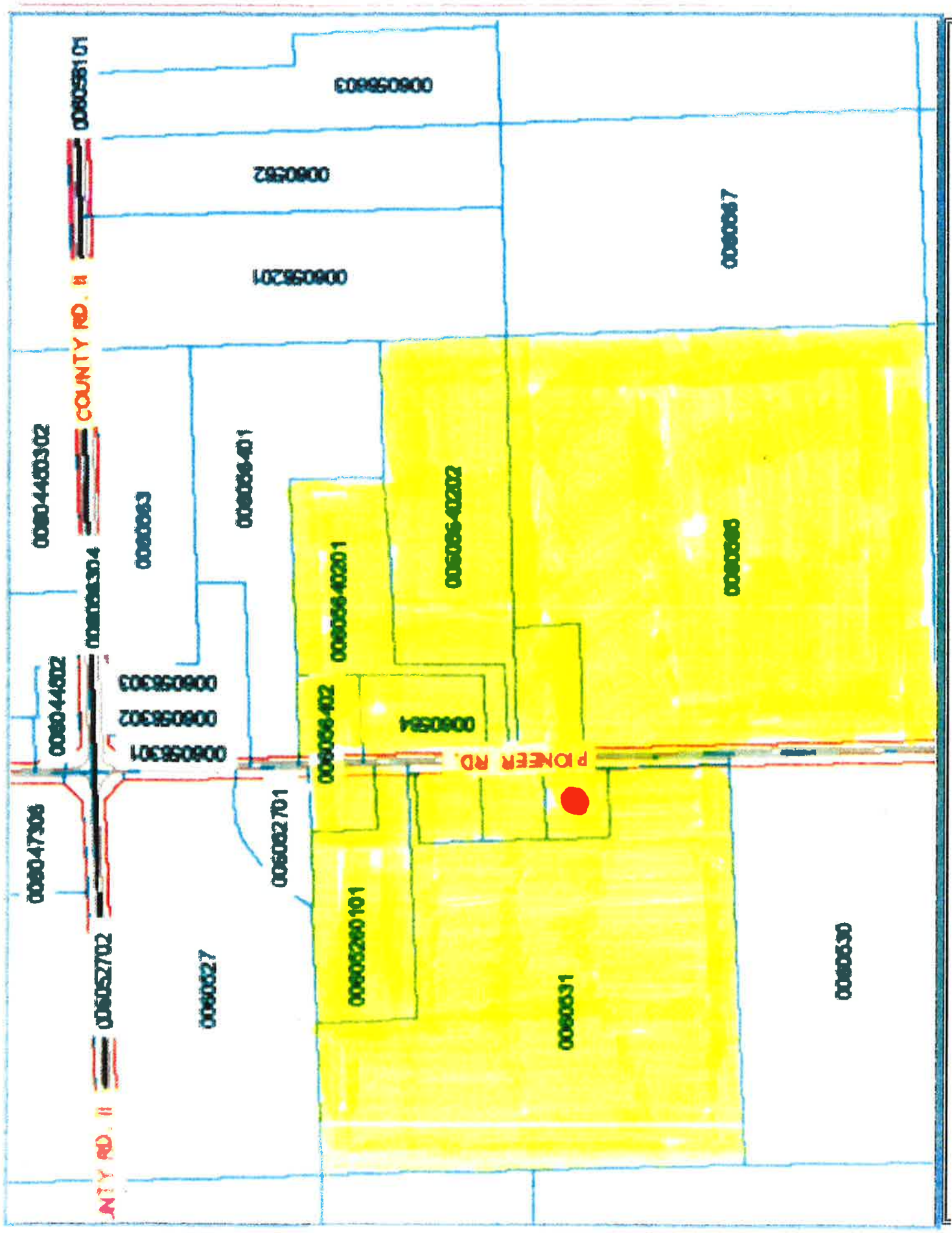
1. The property is being re-zoned at the Town's request to match the land use function of the Town's Zoning Code of Ordinances.
2. The property is eligible for a code compliant frontage and access from Pioneer Road.
3. The lot does meet all of the Town's Zoning Code requirements.
4. The property is consistent with the Town's approved Comprehensive Plan.
5. The proposed rezoning is consistent with the Town's approved Future Land Use Map.

Staff Recommendations:

Staff recommends approval of the proposed rezoning subject to the following conditions:

1. Documentation of the approval of the proposed rezoning by any overlying unit of government having jurisdiction.

Respectfully Submitted,
Richard Johnston



006058101

COUNTY RD. II

006058304

006044502

006047306

006052702

COUNTY RD. II

0060582

006058201

006058401

0060583

006058303
006058302
006058301

0060327

006032701

006058603

006058640201

0060586402

00605280101

0060584

006058640202

0060531

0060587

0060588

0060530

PIONEER RD.

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton, County of Winnebago will hold a Public Hearing at 7:00 p.m. on Wednesday, August 13th, 2014, in the Town Office meeting room located at 8348 CTR "T", Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

A. THE PETITIONER: Alan W. and Jennifer L. Larsen, 837 East Apple Tree Lane, Appleton, WI 54911 request that the following property located on Pioneer Lane south CTH "II" in the Town of Clayton, specifically described as Tax ID # 006-0531-01 Lot 4 of CSM 4094 being part of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$, of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin be rezoned from A-2 (GENERAL FARMING DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT).

Copies of the Re-zoning Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 P.M. on the date of the Public Hearing.

Dated this 24th, day of July, 2014

Publish on Wednesday, July 30th, 2014
and
Wednesday, August 6th, 2014

Post on July 30th, 2014

Town of Clayton

By: _____
Richard Johnston, Administrator/Clerk

LARSEN REZONING

Parcel Id: 006-0531-01
Tax Owner(s): ALAN W L AND JENNIFER L LARSON
Tax Address: 837 E APPLE TREE LANE
APPLETON WI 54911

Parcel Id: 006-0531
006-0530
006-0565
006-0526-01
Tax Owner(s): JAMES A AND LAVERN L STURGIS
Tax Address: 1740 OAKRIDGE ROAD #A
NEENAH WI 54956

Parcel Id: 006-0565-01
Tax Owner(s): MARK M AND REBECCA M VAN DUSER
Tax Address: 8392 PIONEER ROAD
LARSEN WI 54947

Parcel Id: 006-0564-02-02
Tax Owner(s): THOMAS G AND LORI A LONG
Tax Address: 8410 PIONEER ROAD
LARSEN WI 54947 0000

Parcel Id: 006-0564-02-01
Tax Owner(s): JEFFRY M AND TAMI M MALCORE
Tax Address: 8418 PIONEER ROAD
LARSEN WI 54947

Parcel Id: 006-0564
Tax Owner(s): JESSE D AND LISA A GANDER
Tax Address: 8426 PIONEER ROAD
LARSEN WI 54947

Parcel Id: 006-0564-02
Tax Owner(s): SHAUN AND LISA L OBRE
Tax Address: 8448 PIONEER ROAD
LARSEN WI 54947

Parcel Id:	006-0526-02
Tax Owner(s):	MICHAEL D AND LISA A OTT
Tax Address:	8421 PIONEER ROAD LARSEN WI 54947