

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Map Amendment 2022-ZC-6120 filed with the County Clerk by:

BLADE, TERESA, Town of NEPEUSKUN and referred to the Planning and Zoning Committee on August 16, 2022 and

WHEREAS, a Public Hearing was held on August 30, 2022, pursuant to mailed and published notice as provided by law on the following:

**PROPERTY INFORMATION:**

*Owner(s) of Property:* BLADE, TERESA

*Agent(s):* NONE

*Location of Premises Affected:* 2104 RABBIT TRAIL

*Legal Description:* Being all of Lot 1 of CSM-7931 located in part of the SW 1/4 of the SE 1/4 of Section 3, and part of the NW 1/4 of the NE 1/4 of Section 10, all in Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

*Tax Parcel No.:* 014-00550103

*Sewer:* Existing; Private System

*Overlay:* Shoreland, wetlands

WHEREAS, Applicant is requesting a rezoning to R-1 Rural Residential and

WHEREAS, we did not receive a response from the Town of NEPEUSKUN. and

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, make the following findings:

1. The Town of Nepeuskun did not respond (Town action is advisory due to shoreland jurisdiction).
2. There were no objections.
3. Proposed use is compatible with adjacent lands.
4. Zoning map amendment/zoning change is required as a condition of CSM approval and will place development in appropriate zoning district.

*Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3)*

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending APPROVAL by a vote of 5-0.

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed ordinance is hereby:

☐ ADOPTED ☐ DENIED

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 09/02/22**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2022-ZC-6120 as follows:

Being all of Lot 1 of CSM-7931 located in part of the SW 1/4 of the SE 1/4 of Section 3, and part of the NW 1/4 of the NE 1/4 of Section 10, all in Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

FROM: A-2 General Agriculture

TO: R-1 Rural Residential

Adopted / Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Thomas Egan, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
JON DOEMEL, COUNTY EXECUTIVE

County Board Supervisory district: 33 - EGAN



**Winnebago County Zoning Department**  
P.O. Box 2808  
112 Otter Ave, 3<sup>rd</sup> Floor  
Oshkosh, WI 54903-2808  
(920) 232-3344  
(920) 232-3347 (fax)



For office use only  
Checked FLUP \_\_\_\_\_ Agreed \_\_\_\_\_  
Receipt # 30944  
Application #: 22-ZC-6120

## ZONING MAP AMENDMENT APPLICATION

(Please print or type. Please use black ink for duplicating purposes.)

**Fee:** \$765.00  
**Payable to:** Winnebago County

### A. PROPERTY OWNER(S):

A-1 NAME: TERESA BLADE  
Mailing Address: 44 Parkway Terrace Lot 2A  
Ripon WI 54971  
Phone: 920-539-4135 E-mail: tblade99@gmail.com

**NOTE: all property owners must sign application (husband & wife; all co-owners). Use the additional page if necessary.**

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

Property Owner #1 Signature Teresa Blade Date 6-7-22  
Property Owner #2 Signature \_\_\_\_\_ Date \_\_\_\_\_

### I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 AGENT (NAME): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 0140055010X3  
B-2 Location/address of affected property: 2104 RABBIT TRAIL  
B-3 Current Zoning: A2 Proposed Zoning: R1

Zoning Code Legend			
<b>A-1</b>	Agribusiness district	<b>B-1</b>	Local Service Business district
<b>A-2</b>	General Agriculture district	<b>B-2</b>	Community Business district
<b>R-1</b>	Rural Residential district	<b>B-3</b>	General Business district
<b>R-2</b>	Suburban Residential district	<b>I-1</b>	Light Industrial district
<b>R-3</b>	Two-family Residential district	<b>I-2</b>	Heavy Industrial district
<b>R-4</b>	Multifamily Residential district	<b>M-1</b>	Mixed-Use district
<b>R-8</b>	Manufactured/Mobile Home Community district	<b>PDD</b>	Planned Development district

B-4 SEWER: ☒ Existing ☐ Required TYPE: ☐ Municipal ☒ Private System

Responses may be typed on a separate sheet and attached to this form.

**C-1 Describe Present Use(s):**

SINGLE FAMILY RES

**C-2 Describe Proposed Use(s):**

SINGLE FAMILY RES

**C-3 Describe the essential services (sewer, water, streets, etc.) for present and future uses:**

PRIVATE SEPTIC & WELL

**C-4 Describe why the proposed use would be the highest and best for the property:**

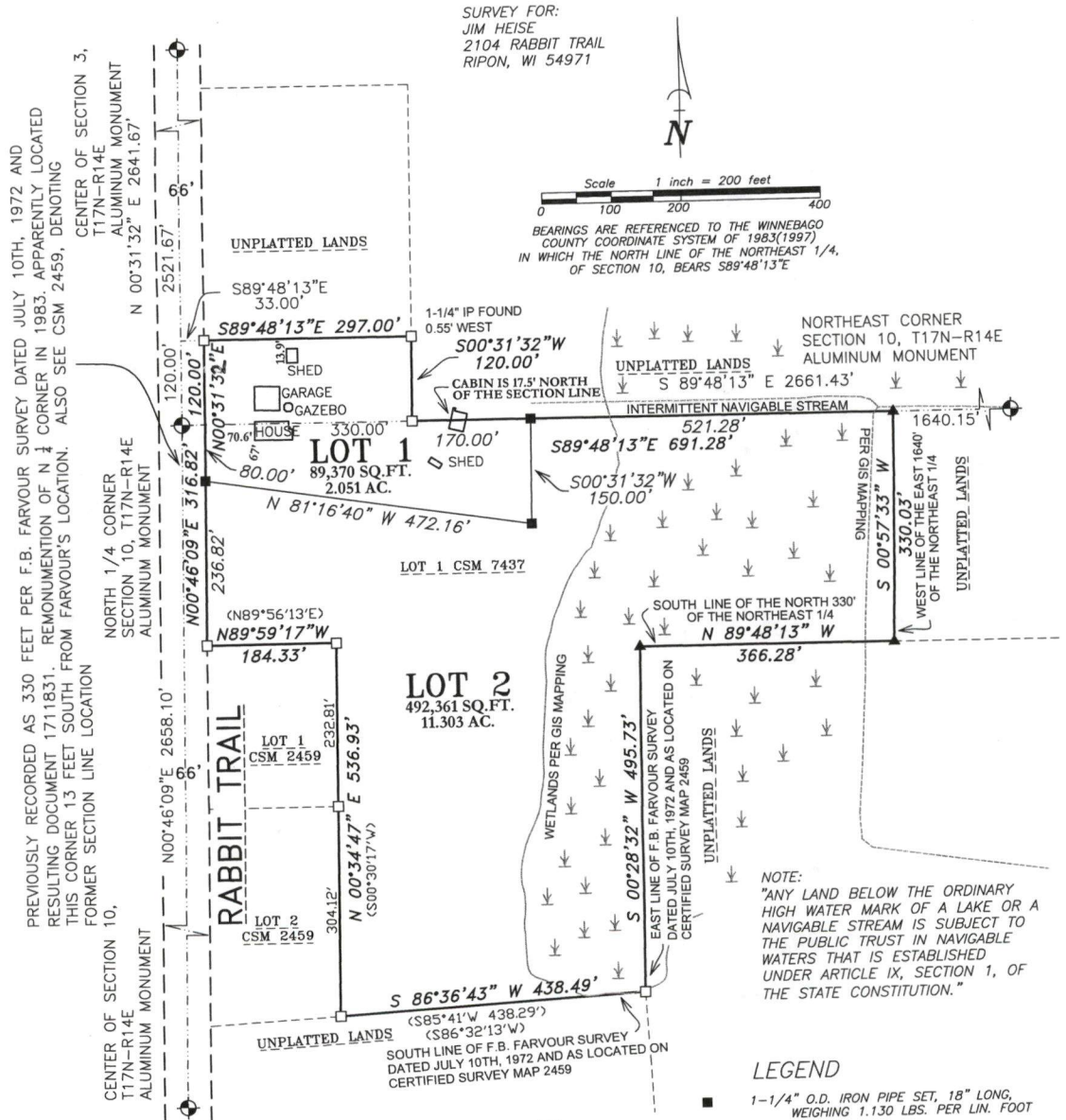
USE DOES NOT CHANGE  
CREATING 2 AC PARCEL AROUND EXISTING HOME

**C-5 Describe the proposed use(s) compatibility with surrounding land uses:**

SURROUNDING LAND USE IS MIX OF  
SINGLE FAMILY HOME AND GENERAL AG

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 7437,  
BEING PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 3, AND PART OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 10, ALL IN TOWNSHIP 17 NORTH, RANGE  
14 EAST, TOWN OF NEPEUSKUN, WINNEBAGO  
COUNTY, WISCONSIN.



## LEGEND

- 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
- ▲ STEEL "T" FENCE POST FOUND
- GOVERNMENT CORNER FOUND
- ( ) RECORDED AS



**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. 0-2125-002  
FILE 2125002CSM SHEET 1 OF 3  
This instrument was drafted by: DSL





## Application #22-ZC-6120

Date of Hearing:

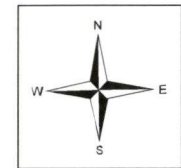
August 30, 2022

Owner(s):

BLADE, TERESA M

Subject Parcel(s):

01400550103



Winnebago County  
WINGS Project

Scale

1 inch : 300 feet

### County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area

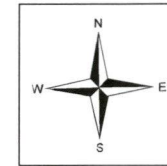
○ = SITE

**Application #22-ZC-6120**

Date of Hearing:  
**August 30, 2022**

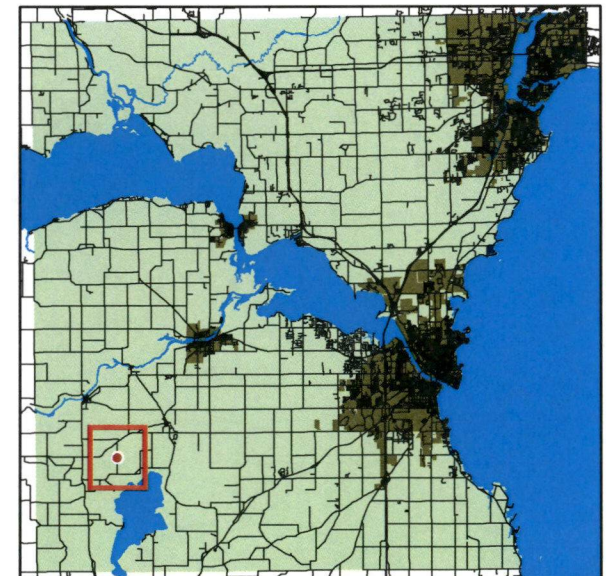
Owner(s):  
**BLADE, TERESA M**

Subject Parcel(s):  
**01400550103**

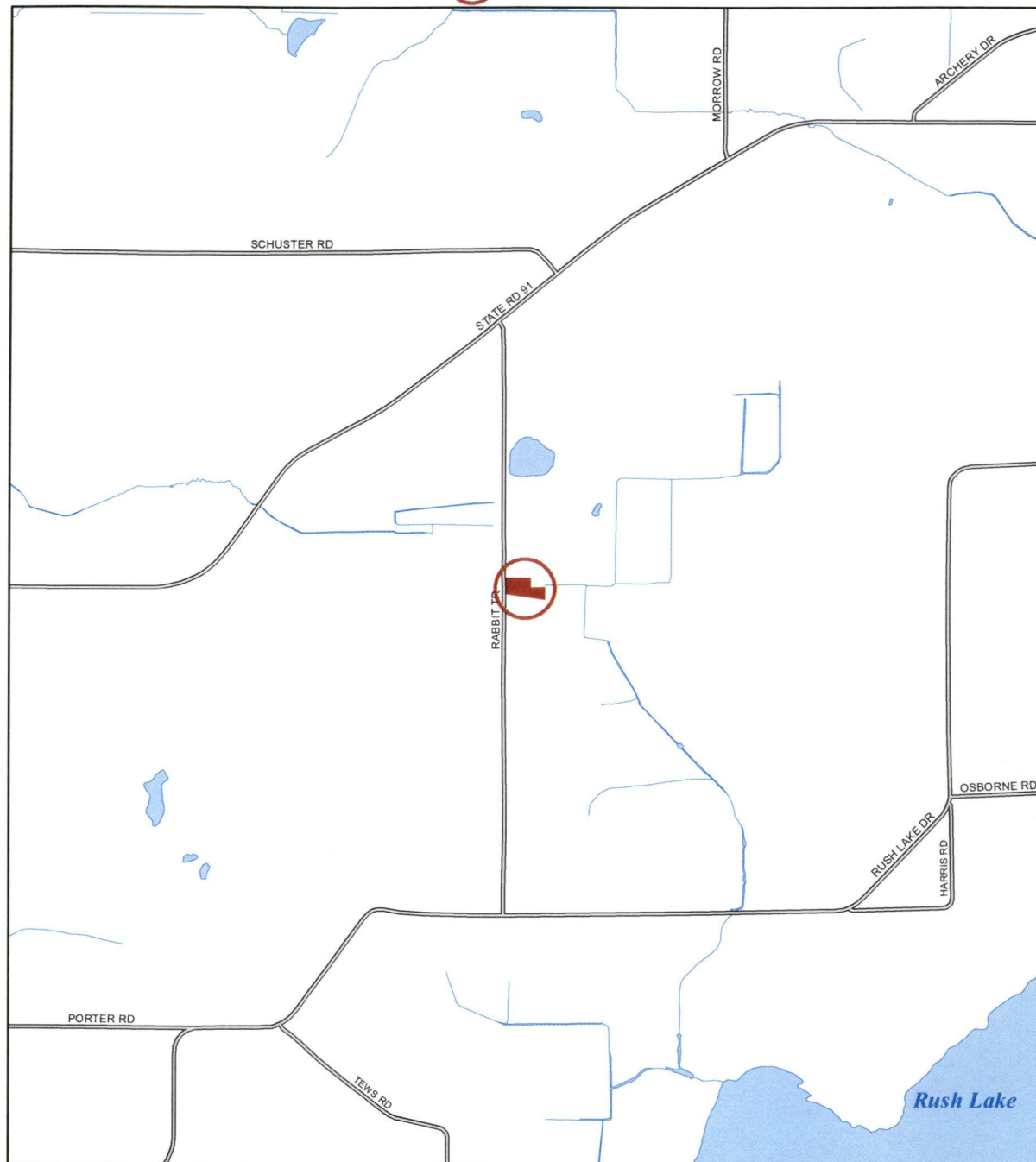


*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet