

DATE: 10/18/22

## R E S O L U T I O N

No. 004

To The Board of Supervisors of Winnebago County, Wisconsin:

### AMENDATORY ORDINANCE 10/04/22

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF BLACK WOLF in accordance with the petition of STORAGE IN BLACK WOLF LLC and

WHEREAS, said request is in compliance with the adopted Winnebago County Land Use 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 BLACK WOLF, be and the same, are amended to provide that the attached described property be changed from the classification of **B-2 (Community Business)** of said ordinance, which it now and heretofore had, to the zoned district of **B-3 (General Business)**.

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

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County Board Supervisor  
(Town of Black Wolf)

PARCEL NO: **004-0045-02**; FROM **B-2** TO **B-3**

### COUNTY DISCLAIMER:

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

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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Jon Doemel

County Board Supervisory district **32 - Zastera**



## Winnebago County

### Zoning Department

*The Wave of the Future*

#### MEMO FOR P & Z MEETING AGENDA OF OCTOBER 7, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Review of Town Zoning Change(s)

1. Kayla & Justin Pucker - Town Zoning Change (Tax ID No(s) 004-0203-02) – Town of Black Wolf.

The town zoning change for Kayla & Justin Pucker is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land uses as Agricultural and Rural.

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

*Approved 5-0*

2. Victoria Paul - Town Zoning Change (Tax ID No(s) 004-0320-07) – Town of Black Wolf.

The town zoning change for Victoria Paul is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural and Rural.

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

*Approved 5-0*

3. Fred Werner - Town Zoning Change (Tax ID No(s) 004-0320-06) – Town of Black Wolf.

The town zoning change for Fred Werner is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future

land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Agricultural and Rural.

**RECOMMENDATION: Approve a motion to forward zone change to County Board for action.** *Approved 5-0*

4. **Storage in Black Wolf LLC - Town Zoning Change (Tax ID No(s) 004-0045-02) – Town of Black Wolf.**

The town zoning change for Storage in Black Wolf is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from B-2 (Community Business) to B-3 (General Business) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Residential.

**RECOMMENDATION: Approve a motion to forward zone changes to County Board for action.** *Approved 5-0*



# Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

## ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Storage in Black Wolf LLC  
 Address of Owner: N1263 Mayflower Rd  
Greenville, WI 54942
2. Name of Applicant: Jerry VanLanen  
 Address of Applicant: Same
3. Legal Description of area to be rezoned (attach CSM, if applicable): That part of Lot 1, CSM- 7927, outside of Shoreland Zoning, currently not zoned B-3.
4. Tax Parcel Number (if existing parcel): 004-0045-02
5. Section: 1 Town: 17 N Range: 16 E
6. Existing Zoning: B-2 Name of District: Community Business
7. Proposed Zoning: B-3 Name of District: General Business

### 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.

> A Conditional Use Permit has been granted for a proposed storage business.

> The proposed storage business required a B-3 Zoning.

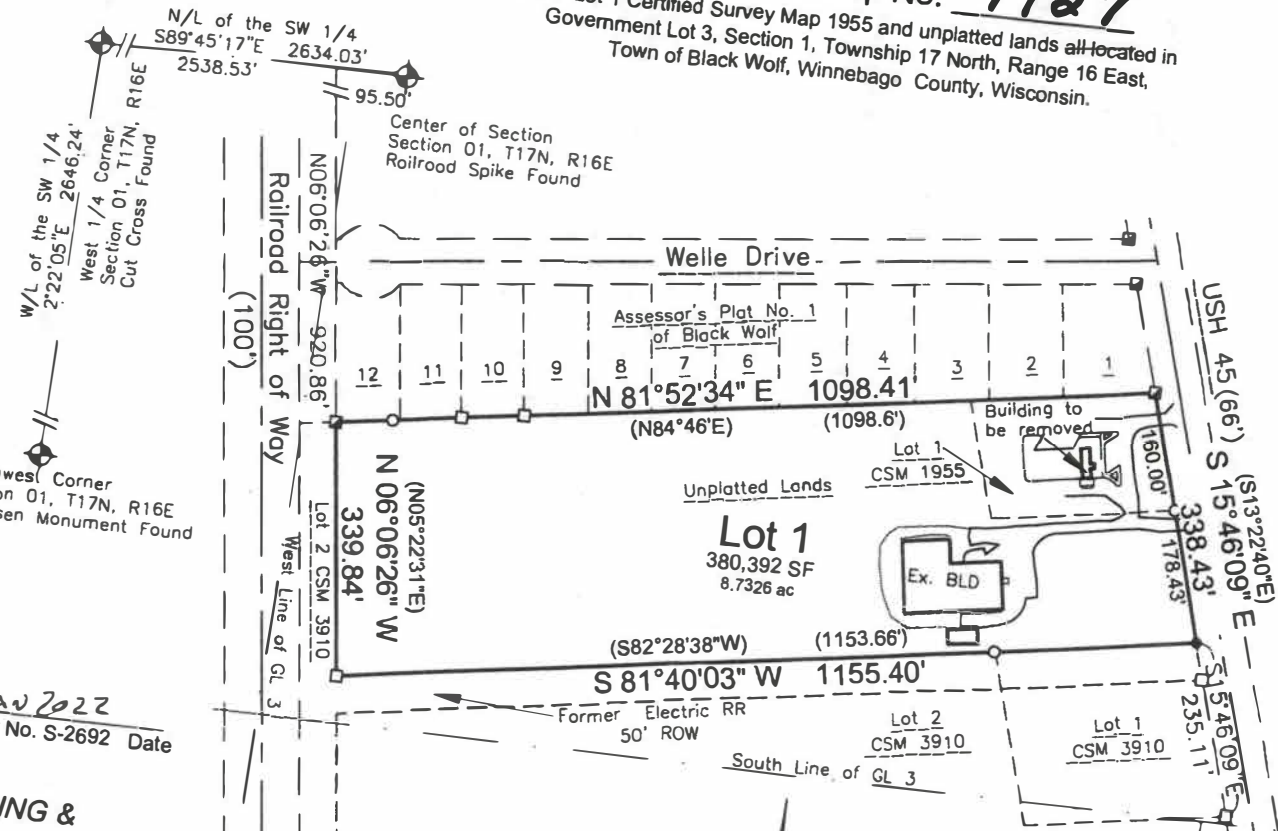
> The Town has determined that the proposed business would fit into the established neighborhood.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on April 6, 2022 and that all required notices were posted and/or mailed as required by local ordinance.

Thomas G. Verstegen  
 Thomas G. Verstegen

Date: 9-12-2022

**Certified Survey Map No. 7927**  
 All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in  
 Government Lot 3, Section 1, Township 17 North, Range 16 East,  
 Town of Black Wolf, Winnebago County, Wisconsin.



WISCONSIN  
 JAMES R. SEHLOFF  
 S-2692  
 APPLETON, WI  
 Professional Land Surveyor No. S-2692 Date 19 Jan 2022

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-891-1886 Fax: 920-441-0804  
 www.davel.pro

1/19/2022 9:51 AM J:\Projects\6976fox\dwg\Civil 30\6976CSM.dwg Printed by: jim

Bearings are referenced to the North line of the  
 Southwest 1/4, Section 01, T17N, R16E,  
 assumed to bear S89°45'17"E, base on the  
 Winnebago County Coordinate System.



**LEGEND**

- 3" x 18" Steel Rebar @ 1.50bs/LF SET
- 3" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- ( ) Recorded As

Survey for:  
 Fox Valley Storage  
 N1213 Mayflower Dr.  
 Greenville, WI 54942  
 File: 6976CSM.dwg  
 Date: 01/19/2022  
 Drafted By: Jim  
 Sheet: 1 of 4



## Certified Survey Map No. \_\_\_\_\_

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in  
Government Lot 3, Section 1, Township 17 North, Range 16 East,  
Town of Black Wolf, Winnebago County, Wisconsin.

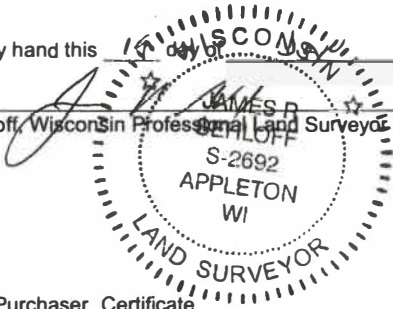
### Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Black Wolf and Winnebago County, and under the direction of David G. & Susan G Hildebrand, Vendor and Aylah Vaughn Homes, LLC, Purchaser, the property owners of said land, I have surveyed combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1 Certified Survey Map 1955 and unplatted lands all located in Government Lot 3, Section 1, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin, containing 380,392 Square Feet (8.7326 Acres) of land described as follows:

Commencing at the West 1/4 corner of Section 01; thence along the North line of the Northwest 1/4 of said Section 12, S89°45'17"E, 2538.53 feet; thence, S06°06'26"E, 920.86 feet to the point of beginning; thence, along the South line of Assessor's Plat No. 1 of Black Wolf, N81°52'34"E, 1098.41 feet to the West right of way line of STH 45; thence, along said West right of way line, S15°46'09"E, 338.43 feet to the North line of Certified Survey Map 3910; thence, along said North line, S81°40'03"W, 1155.40 feet to the East line of a former Electric Railroad right of way as evidenced; thence, along said East line, N06°06'26"W, 339.84 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 19 day of May, 2022.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



### Land Contract Purchaser Certificate

Aylah Vaughn Homes, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Black Wolf  
City of Oshkosh  
Winnebago County Planning

\_\_\_\_\_  
Managing Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
State of Wisconsin )  
\_\_\_\_\_)SS  
\_\_\_\_\_)County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

File: 6976CSM.dwg  
Date: 01/19/2022  
Drafted By: Jim  
Sheet: 2 of 4



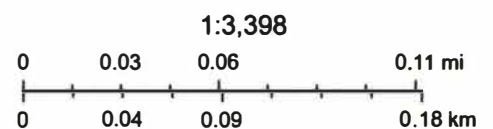
# Black Wolf Town Zoning Site Map



9/12/2022, 8:01:38 PM

District Code / Description

- A-1 - Agri-Business
- A-2 - General Farming
- R-1 - Rural Residential (Non-Subdivided)
- R-2 - Suburban Residential (Subdivided)
- R-3 - Two Family Residential



Winnebago County GIS, Imagery Date: April 2020