

**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-6210 filed with the County Clerk by:

LUKER REV TST, LEON & ANN, Town of BLACK WOLF and referred to the Planning and Zoning Committee on December 02, 2022 and

WHEREAS, a Public Hearing was held on November 16, 2022, pursuant to mailed and published notice as provided by law on the following:

**PROPERTY INFORMATION:**

*Owner(s) of Property:* LUKER REV TST, LEON & ANN

*Agent(s):* FRUEH, BILL FRUEH CONSLULTING SERVICES LLC

*Location of Premises Affected:* WEST OF 2712 NEKIMI AVE

*Legal Description:* Being part of Lot 2 of CSM-5076, located in the S 1/2 of the SW 1/4 of Section 13, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.

*Tax Parcel No.:* 004-0124

*Sewer:* n/a; Private System

*Overlay:* Shoreland, wetlands

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

WHEREAS, we have received notification from the Town of BLACK WOLF recommending APPROVAL and

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

*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 4-0.

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 # 12/001/22**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2022-ZC-6210 as follows:

Being part of Lot 2 of CSM-5076, located in the S 1/2 of the SW 1/4 of Section 13, Township 17 North, Range 16 East, Town of Black Wolf, 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: 32 - ZASTERA

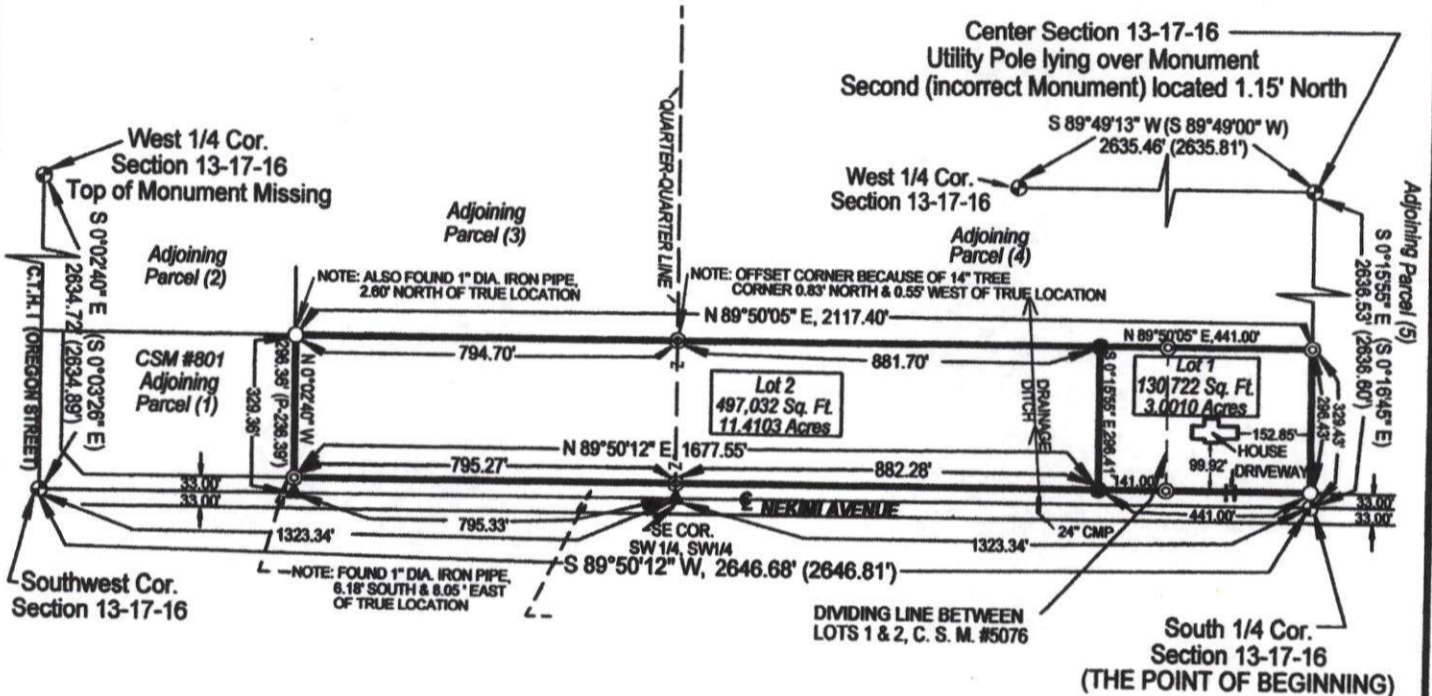
**CERTIFIED SURVEY MAP NUMBER**

BEING CERTIFIED SURVEY MAP NUMBER 5076, WHICH IS THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE WEST 828.00 FEET THEREOF, OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

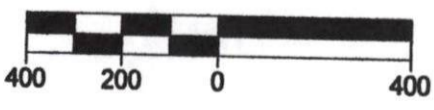
SURVEY DATED: SEPTEMBER 19, 2022

SURVEY FOR: LEON C. AND ANN M. LUKER REVOCABLE TRUST & CHRISTINE EVE LUKER KRAUSE  
 PARCEL NUMBERS: 0040124 & 0040127  
 DOCUMENTS NUMBERS: 1341726 & 1691218

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LEGEND	
⊙	- BERNSTEIN MONUMENT, FOUND
●	- 3/4" REBAR, 18" LONG, WEIGHING 1.502 LBS./FT., SET
▲	- P.K. NAIL, FOUND
○	- 1" DIA. IRON PIPE, FOUND
⊙	- 3/4 REBAR, FOUND
( )	- BEARING AND DISTANCE SHOWN ON COUNTY SECTION SUMMARY SHEETS



ADJOINING PARCEL PROPERTY INFORMATION				
PARCEL NO.	OWNER	PARCEL NO.	DOC. NO.	PLAT OR UNPLATTED
1	Timothy & Christine Wonsor	004012401	1828547	CSM # 801
2	Dennis K. Klug	004012501	1723555	UNPLATTED
3	Black Wolf Acres, LLC	0040125	1860074	UNPLATTED
4	Black Wolf Acres, LLC	0040128	1860074	UNPLATTED
5	Sandra D. Zwicky	004013401	698267	UNPLATTED

**FRUEH CONSULTING SERVICES, LLC**  
**LAND SURVEYING**  
 1310 Fairview Street, Oshkosh Wisconsin 54901  
 TELEPHONE (920) 235-0279

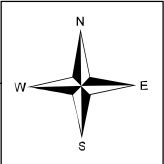


**Application #22-ZC-6210**

Date of Hearing:  
November 16, 2022

Owner(s):  
LUKER REV TST, LEON C /  
LUKER REV TST, ANN M

Subject Parcel(s):  
0040124(P)



Winnebago County  
WINGS Project

**Scale**  
1 inch : 400 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-6210**

Date of Hearing:

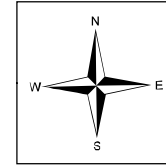
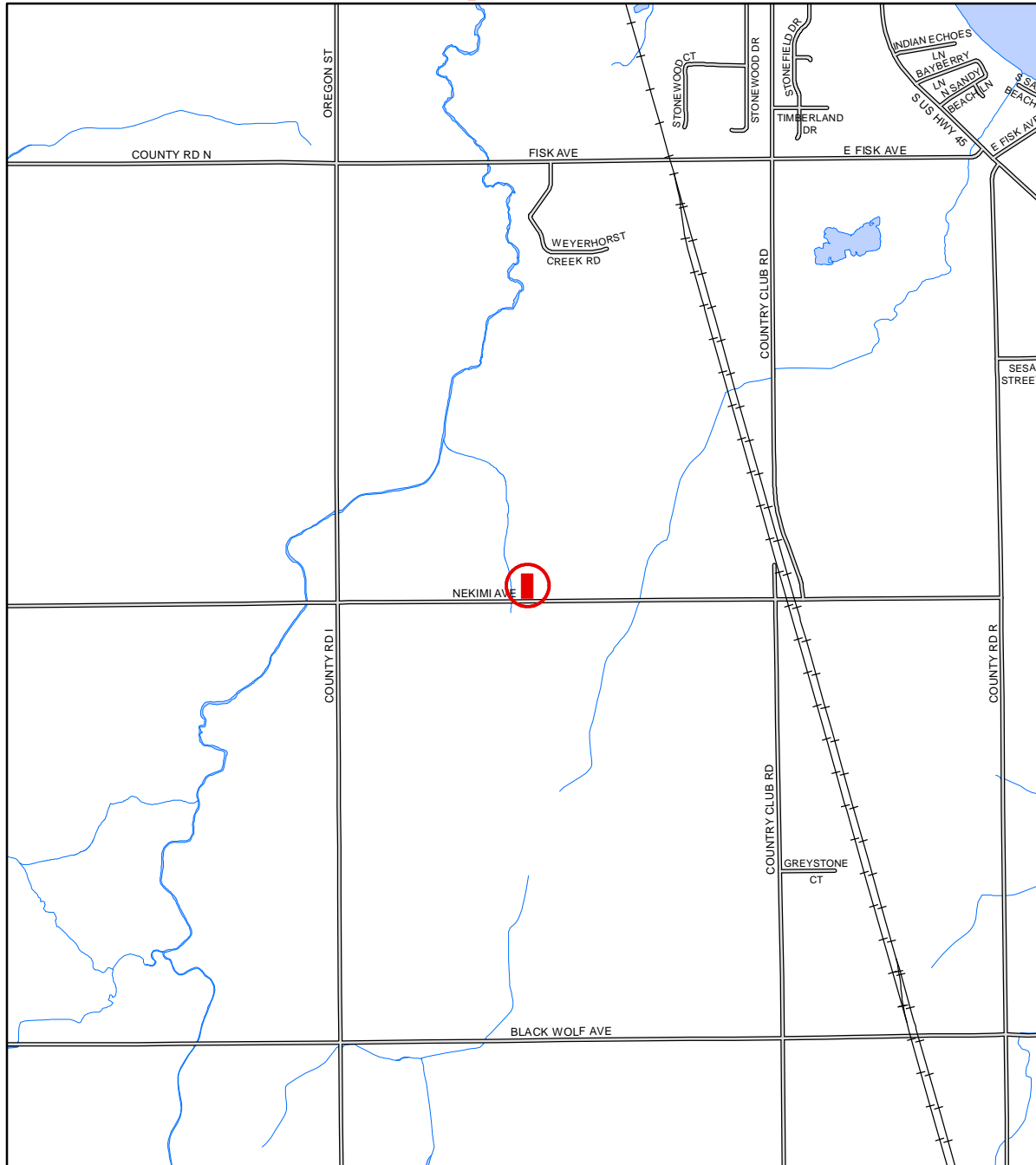
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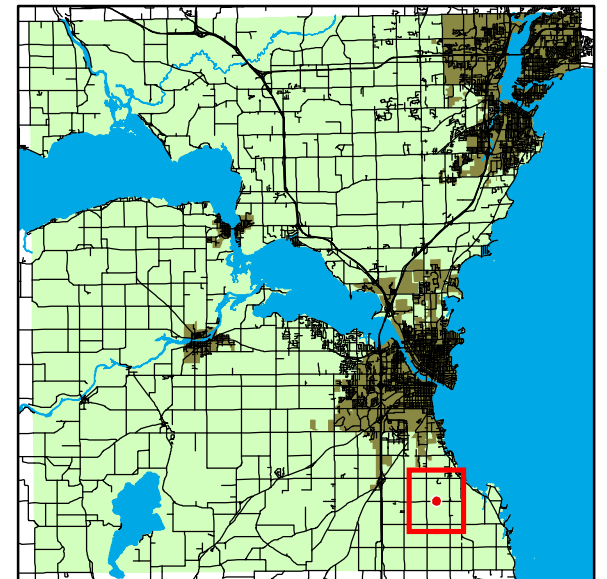
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0040124(P)



*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**