

DATE: 03/15/22

R E S O L U T I O N

No. 002

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 03/02/22

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Winchester in accordance with the petition of Winchester Area Historical Society 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 Winchester, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 (General Agricultural District) and R-1 (Rural Residential District)** of said ordinance, which it now and heretofore had, to the zoned district of **B-2 (Community Business)**.

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 Winchester)

PARCEL NO: **028-0681-01, 028-0687-01**; FROM **A-2, R-1** TO **B-2**

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.

Jon Doemel

County Board Supervisory district **36 - JOAS**

Agenda Item Report



Winnebago County
The Wave of the Future

DATE: *February 21, 2022*

TO: *Planning and Zoning Committee (for March 4, 2022 Committee meeting)*

FROM: *Jerry Bougie, Director of Planning and Zoning, Cary Rowe, Zoning Administrator*

RE: *Committee review and action to forward Town Zoning Ordinance amendment(s) to County Board*

Background:

Amendments to Town zoning ordinances are required to be adopted by the Winnebago County Board pursuant to section 60.62(3), Wis. Stats., and s. 8.04, Winnebago County General Code.

Policy Discussion:

County Zoning Staff receives Town zoning ordinance amendment(s) from the affected Town(s). Staff reviews the Town's action for completeness of information (i.e. findings of fact) and whether the proposed zoning amendment(s) is/are consistent with the Winnebago County Comprehensive Plan and subsequently prepares a Staff recommendation on each of the proposed zoning amendment(s). Amendments are then reviewed by the Planning and Zoning Committee whereby the Committee takes action to forward the zoning amendment(s) to County Board for approval. Town zoning amendments do not require a County public hearing, as the hearing has already occurred at the Town level.

For this month's agenda the following Town Zoning Change(s) is/are requested:

- 1. Winchester Area Historical Society – Town Zoning Change (Tax ID nos. 028-0681-01 & 028-0687-01) –Town of Winchester.**

Findings: Town Zone Change(s) are consistent with the Winnebago County Comprehensive Plan.

Requested Action:

Approve a motion to forward town zone change to County Board for action. (Note: a separate motion is made for each zone change on the agenda).

Committee Action:

*Motion by M. Gabert, seconded by B. Defferding to forward zoning change to County Board for action.
Motion carried 4-0. Excused: Ben Joas*

Attachments:

See attached.



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 4, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Change(s)

1. Winchester Area Historical Society - Town Zoning Change (Tax ID No(s): 028-0681-01 & 028-0687-01) – Town of Winchester.

The town zoning change for Winchester Area Historical Society is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) and R-1 (Rural Residential District) to B-2 (Community Business) and Winnebago County's future land use plan shows future land use as Public/Institutional.

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

M6, B-D₂ Approved 4-0

A-2 or A-1 700 in rev. 10/11/14
Institutional

Town of Winchester

Ordinance 2021-02 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: Winchester Area Historical Society, PO Box 84, Larsen, WI 54947

Legal description of property: The property located at 5270 Ann Street, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax IDs 028-0681-01 and 028-0687-01, Section 24, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from A-2 (General Agricultural District) and R-1 (Rural Residential District) to B-2 (Community Business).

Findings of Fact:

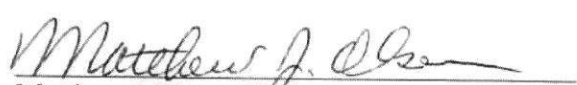
1. The Town of Winchester has an adopted Land Use Plan
2. The Adopted 20-year Future Land Use Map in the Land Use Plan shows parcels 028-0681-01 and 028-0687-01 as Institutional Facilities, Recreational Facilities, and Natural Areas
3. B-2 (Community Business) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 and R-1 to B-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:
A-2 (General Agricultural District) and R-1 (Rural Residential District) to B-2 (Community Business).

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 19th, day of April, 2021

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0


Matthew J Olson, Chairman

Attest: 
Holly Stevens, Clerk

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

April 27, 2021

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,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning submitted by the Winchester Area Historical Society, PO Box 84, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0681-01 and Tax ID 028-0687-01, Section 24, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) and R-1 (Rural Residential District) to B-2 (Community Business District).

Should you have any questions relative to this request, please feel free to call or email me.

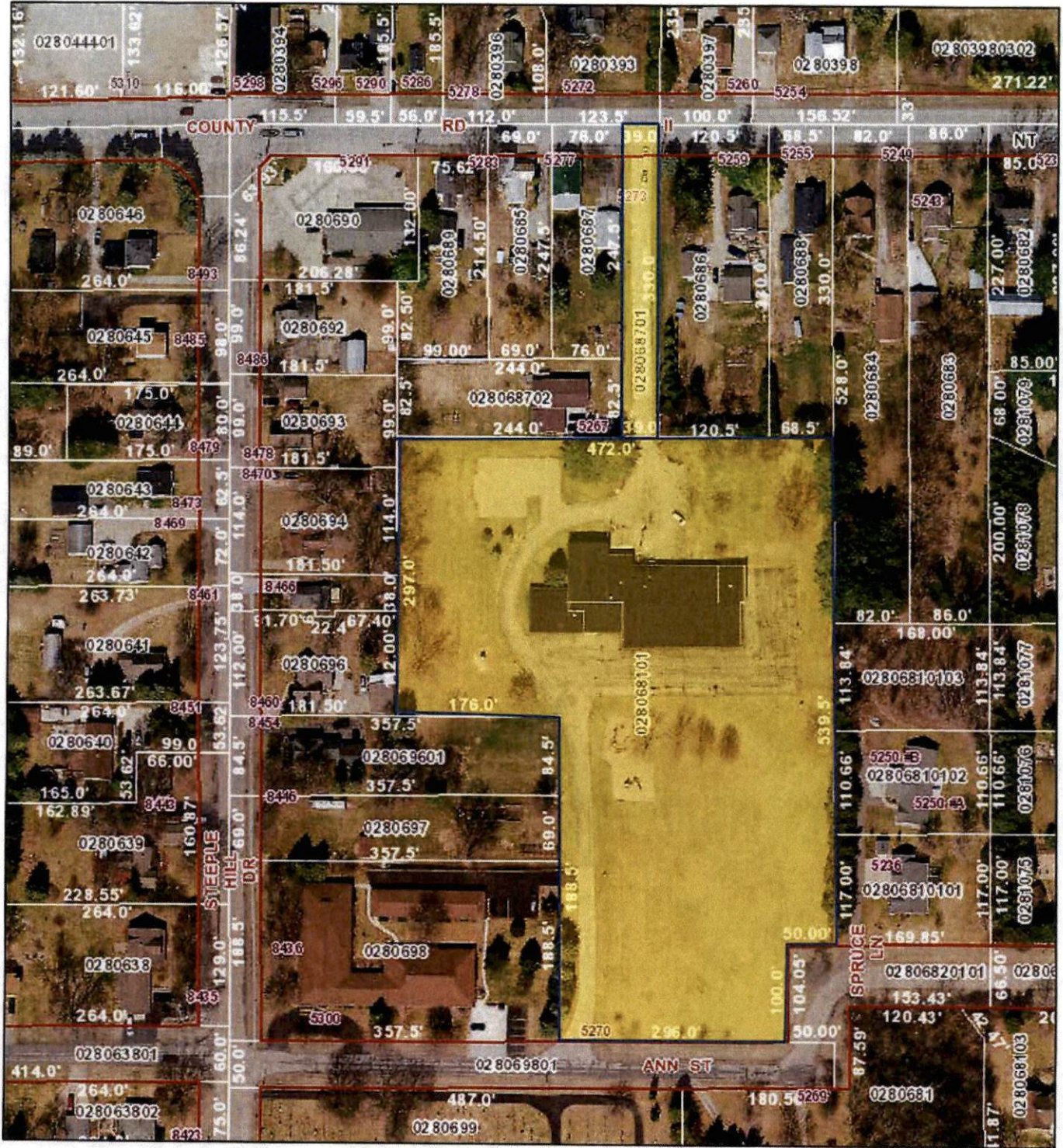
Sincerely,



Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

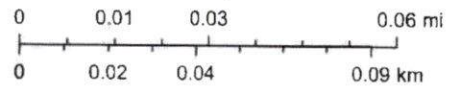
028-0681-01 and 028-0687-01 ReZoning



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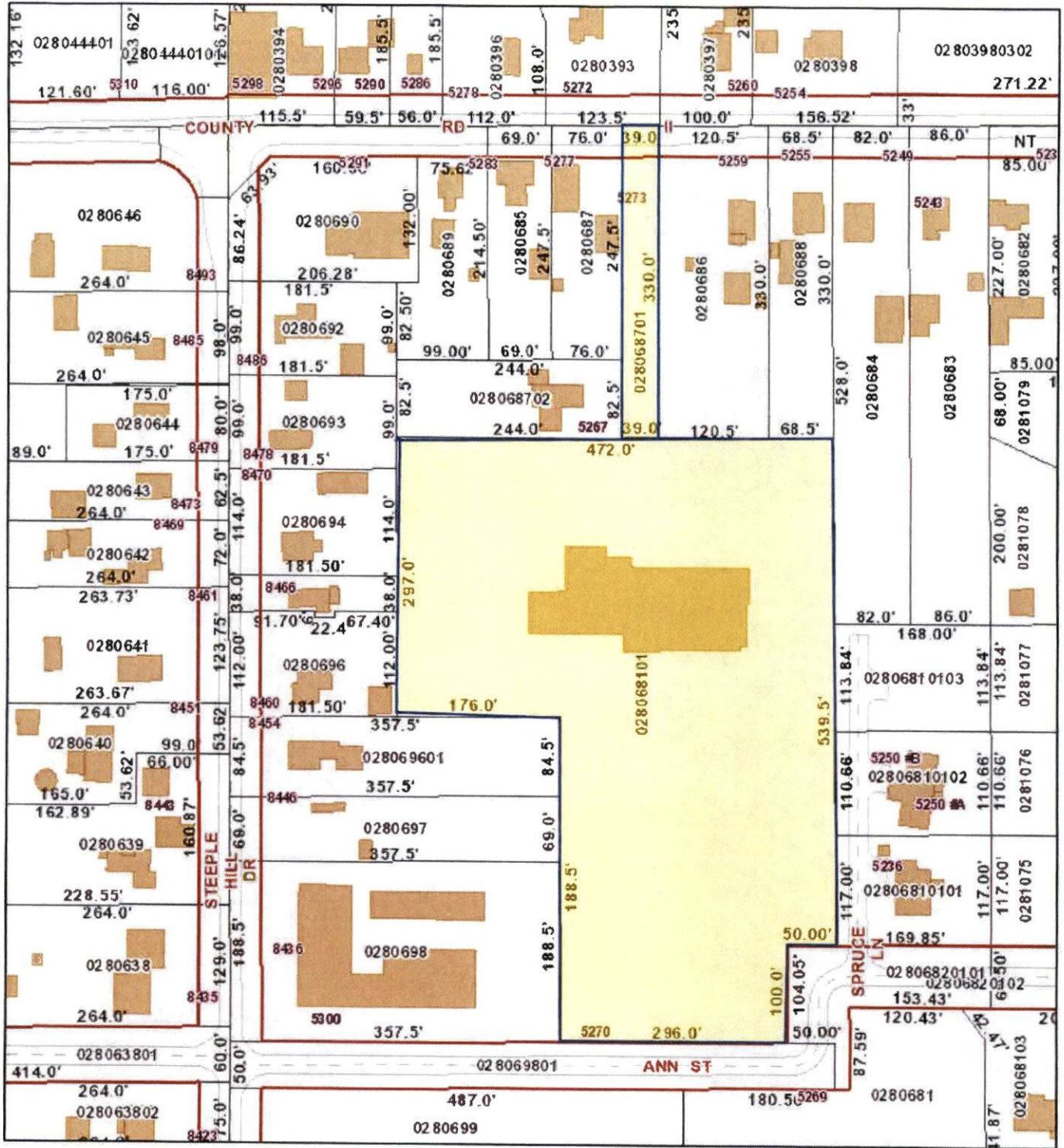
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- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)
 - Navigable - Permanent (checked)
 - Navigable - Intermittent (checked)
 - Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS. Imagery Date: April 2020

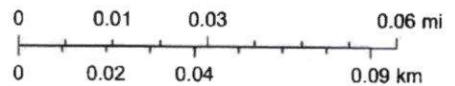
028-0681-01 and 028-0687-01 ReZoning



4/27/2021, 7:28:51 AM

1:1,814

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)
 - Navigable - Permanent (checked)
 - Navigable - Intermittent (checked)
 - Navigable - Stream (checked)
- Pavement Edge
- Centerline
- Railroads



Winnebago County GIS, Imagery Date: April 2020