

DATE: 04/20/21

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

No. 002

To The Board of Supervisors of Winnebago County, Wisconsin:

### AMENDATORY ORDINANCE 04/02/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Black Wolf in accordance with the petition of Thomas and Patti Fenner 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 **R-1 (Rural Residential)** of said ordinance, which it now and heretofore had, to the zoned district of **A-2 (General Agriculture)**.

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: **004-0434-02**; FROM **R-1** TO **A-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 \_\_\_\_\_, 2021.

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Jon Doemel

County Board Supervisory district **32 - Keller**



Winnebago County  
Zoning Department  
*The Wave of the Future*

MEMO FOR P & Z MEETING AGENDA OF MARCH 5, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Thomas Vrhovnik - Town Zoning Change (Tax ID No: 004-0497-03) – Town of Black Wolf.

The town zoning change for Thomas Vrhovnik 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 shows future land use as Agricultural & Rural and Environmental.

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

*Approved 5-0*

2. Thomas & Patti Fenner - Town Zoning Change (Tax ID No: 004-0434-02) – Town of Black Wolf.

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

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

*Approved 5-0*

3. Rodney & Paula Measure - Town Zoning Change (Tax ID No: 004-0175-01) – Town of Black Wolf.

The town zoning change for Rodney & Paula Measure 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 use as Residential and Environmental.

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

*Approved 5-0*

4. Kenneth Kreiter - Town Zoning Change (Tax ID No: 004-0144-02) – Town of Black Wolf.

The town zoning change for Kenneth Kreiter 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 use as Residential.

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

*Approved 5-0*

5. Keith & Amber Schneider - Town Zoning Change (Tax ID No: 004-0288-01-02) – Town of Black Wolf.

The town zoning change for Keith & Amber Schneider 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 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 Residential.

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

*Approved 5-0*

6. Joshua & Carly Parker - Town Zoning Change (Tax ID No: 004-0505-02) – Town of Black Wolf.

The town zoning change for Joshua & Carly Parker 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) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*

7. John Willeford - Town Zoning Change (Tax ID No: 004-0196-06-01) – Town of Black Wolf.

The town zoning change for John Willeford 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) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*



8. Town of Clayton - Town Zoning Change (Tax ID No: 006-0340-03) – Town of Clayton.

The town zoning change for Town of Clayton is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to P-1 (Public Institutional) and Winnebago County's future land use plan shows future land use as Non-Residential.

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

*Approved 5-0*

9. Luke & Ashley Herriges - Town Zoning Change (Tax ID Nos: 006-0040-07-01, 006-0040-07-02, 006-0040-07-03, 006-0040-07-04) – Town of Clayton.

The town zoning change for Luke & Ashley Herriges is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to RR (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

*Approved 5-0*



# TOWN OF BLACK WOLF

380 E. Black Wolf Ave.  
Oshkosh, Wisconsin 54902

Office: (920) 688-1404  
Fax: (920) 688-1405

R-1 (Rural Residential)  
to A-2 (General Farming)

F2U: Residential

## ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Thomas + Patti Fenner

Address of Owner: 7017 Howlett Rd  
Oshkosh, WI 54902

2. Name of Applicant: (SAME)

Address of Applicant: \_\_\_\_\_  
\_\_\_\_\_

3. Legal Description of area to be rezoned (attach CSM, if applicable): That portion of parcel #004-0434-02 in Town Zoning that is currently not zoned A-2. See attached maps.

4. Tax Parcel Number (if existing parcel): 004-0434-02

5. Section: 29 Town: 17N Range: 17E

6. Existing Zoning: R-1 Name of District: Rural Residential

7. Proposed Zoning: A-2 Name of District: General Farming

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.
- > The Comprehensive Plan calls for the Town to maintain Rural character
- > Rezoning back to A-2 will help maintain Rural character.
- > Reconfiguring the parcels makes for a more appropriate R-1 Parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on June 4, 2018, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas G. Verstegen  
Thomas G. Verstegen

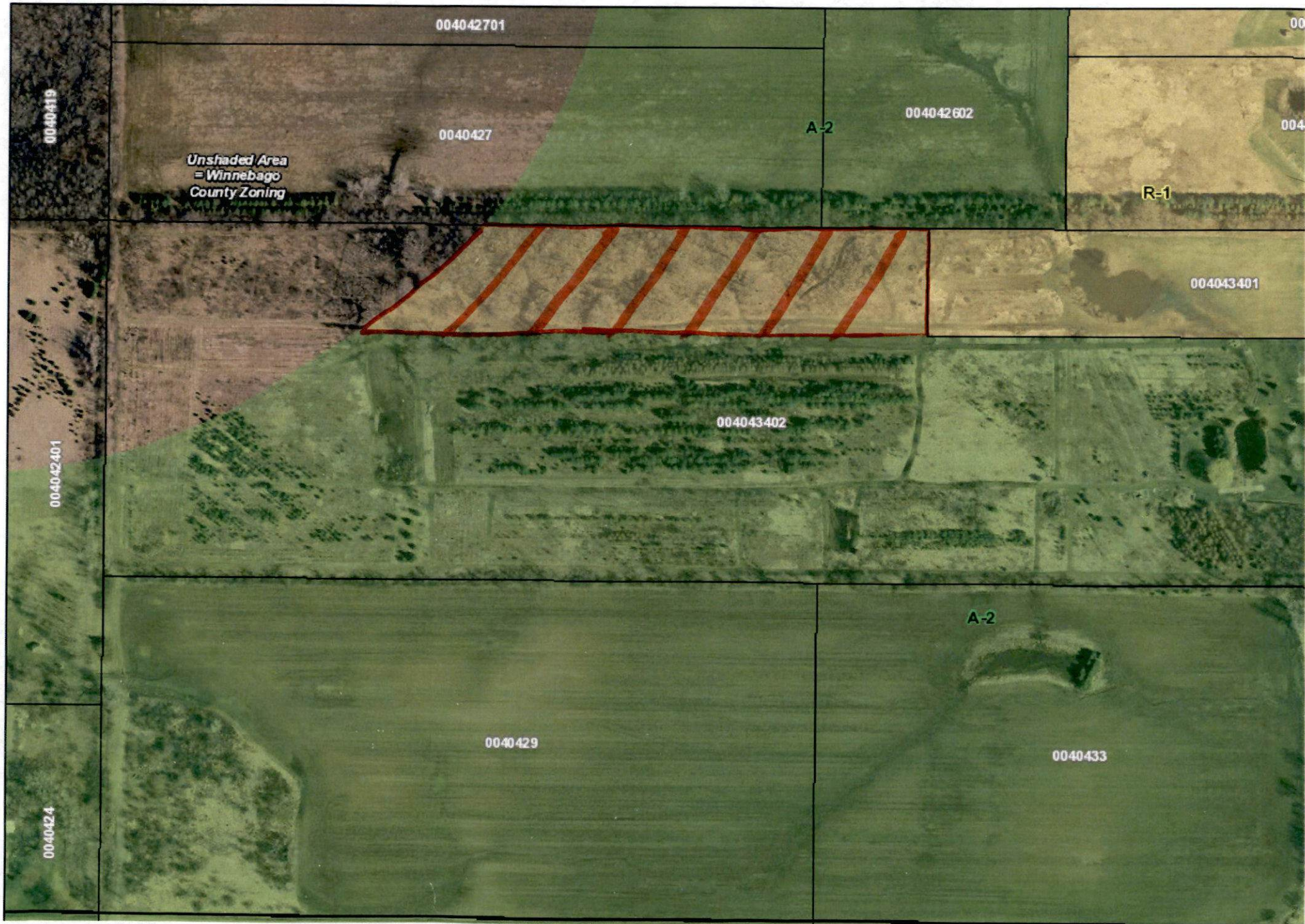
Date: 6-18-18





- To be rezoned

# Black Wolf Town Zoning Site Ma





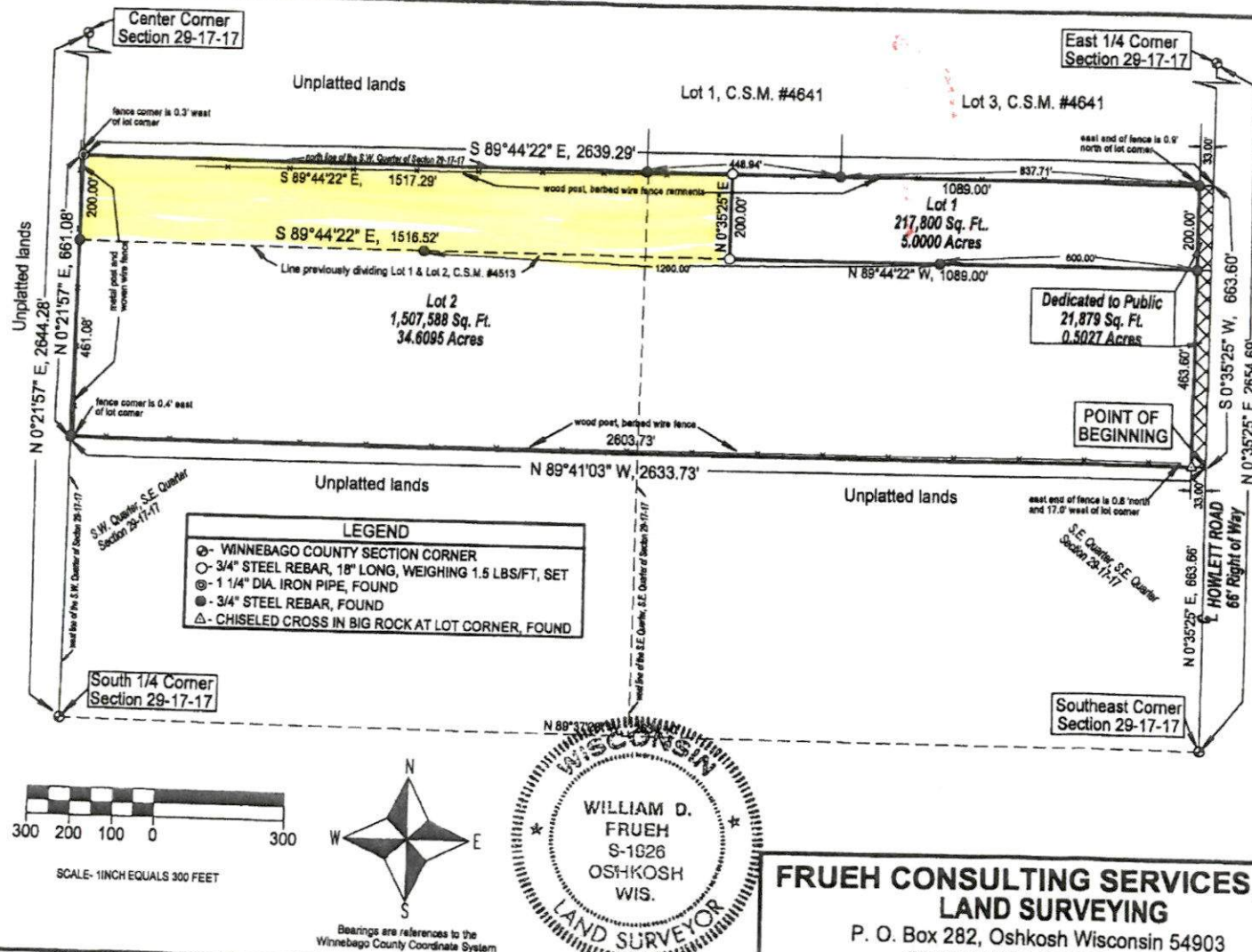
# CERTIFIED SURVEY MAP NUMBER

PAGE 1 OF 4

BEING A RECONFIGURATION OF CERTIFIED SURVEY MAP NUMBER 4513, WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 17 EAST, IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR: Thomas D. and Patti A. Fenner  
PARCEL NUMBERS: 0040430 & 0040434

Survey Dated: April 30, 2018



BEING A RECONFIGURATION OF CERTIFIED SURVEY MAP NUMBER 4513, WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 17 EAST, IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
:SS  
WINNEBAGO COUNTY)

I, WILLIAM D. FRUEH, Wisconsin Registered Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a parcel being a reconfiguration of Certified Survey Map Number 4513, which is part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 29, Township 17 North, Range 17 East, in the Town of Black Wolf, Winnebago County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast Corner of said Section 29, Township 17 North, Range 17 East; thence North 0°35'25" East, along the East line of the Southeast Quarter of said Section 29, a distance of 663.66 feet; the POINT OF BEGINNING; thence North 89°41'03" West, a distance of 2633.73 feet, to the west line of the Southeast Quarter of said Section, thence North 0°21'57" East, along the west line of said Southeast Quarter, a distance of 661.08 feet, to the north line of said Southeast Quarter, thence South 89°44'22" East, along the north line of said Southeast Quarter, a distance of 2639.29 feet, to the east line of said Southeast Quarter, thence South 0°35'25" West, along the east line of said Southeast Quarter, a distance of 663.60 feet, to the POINT OF BEGINNING; said described tract containing 1,747,285 Square Feet (40.1121 Acres), more or less.

SAID PARCEL IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I have made this survey by the direction of Thomas D. and Patti A. Fenner, owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

This CSM is contained wholly within the property described in the following Parcel Numbers: 0040430 and 0040434. The Document Numbers of the property are 1723127 & 1762923.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Town of Black Wolf.

4/30/18  
Date

William D. Frueh  
William D. Frueh, Registered Land Surveyor S-1926





