

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 08/03/20

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of PRIMITIVE GATHERINGS, ANCHOR POINT PROPERTIES LLC, LISA BONGEAN 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)** of said ordinance, which it now and heretofore had, to the zoned district of **B-3 (General Business District)**.

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: **028-0433-01**; FROM **A-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 _____, 2020.

Mark Harris

County Board Supervisory district **36 - Joas**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JULY 10, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAK*

RE: Review of Town Zoning Changes

1. Daniel Schneider - Town Zoning Change (Tax ID No: 028-0178) – Town of Winchester.

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

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

2. Primitive Gatherings, Anchor Point Properties, LLC Lisa Bongean - Town Zoning Change (Tax ID No: 028-0433-01) – Town of Winchester.

The town zoning change for Primitive Gatherings, Anchor Point Properties and LLC Lisa Bongean is consistent with Winnebago County's Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Agricultural District) to B-3 (General Business District) and Winnebago County's 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*

3. Richard and Judy Christianson - Town Zoning Change (Tax ID No: 006-0519-03) – Town of Clayton.

The town zoning change for Richard and Judy Christianson is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agricultural District) to R-1 (Rural Residential District)

and Winnebago County's land use plan shows future land use as Agricultural and Residential.

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

4. Big Ring Property LLC - Town Zoning Change (Tax ID No: 006-0006-10) – Town of Clayton.

The town zoning change for Big Ring Property LLC is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agricultural District) to B-1 (Local Service District) and the Town of Clayton's land use plan (Winnebago County adopts town plans) shows future land use as Planned Business Unit Development.

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

A-2 (General Agricultural) to B-3 (General Business District)
Town of Winchester FLU: Non-Residential

Ordinance 2020-02-Zoning
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: Primitive Gatherings, Anchor Point Properties, LLC Lisa Bongean, PO Box 371, Butte des Morts, WI 54927

Legal description of property: The property located at the southwest corner of South Loop Road and Angoli Way in the Town of Winchester and being specifically described as Tax ID 028-0433-01, Section 14, 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) to B-3 (General Business District).

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 parcel 028-0433-01 as Highway Commercial
- 3. B-3 (General Business District) zoning is consistent with the aforementioned land use district.
- 4. Therefore, a zoning change from A-2 to B-3 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) to B-3 (General Business District).

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 15TH day of June 2020

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


Matthew J Olson, Chairman

Attest: 
Holly Stevens, Clerk

Primitive Gatherings Location Map

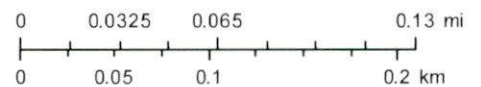


May 5, 2020

1:3,996

- Municipal Boundary
- Street Centerline
- Road ROW
- Tax Parcel Boundary (white)
- Tax Parcel Boundary
- Road ROW area

- Navigable Waterways**
- Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)
 - Navigable - Permanent (checked)
 - Navigable - Intermittent (checked)
 - Navigable - Stream (checked)



Winnebago County GIS
Imagery Date: March, 2015

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

June 16, 2020



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 Primitive Gatherings, Anchor Point Properties, LLC Lisa Bongean, PO Box 371, Butte des Morts, WI 54927 for property located at the southwest corner of South Loop Road and Angoli Way in the Town of Winchester and being specifically described as Tax ID 028-0433-01, Section 14, 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) to B-3 (General Business District).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Stevens".

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer