

DATE: 10/19/21

R E S O L U T I O N

No. 006

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 10/06/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of Mary Alice Eisch 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 **R-1 (Rural Residential District) and R-2 (Suburban Residential District)** of said ordinance, which it now and heretofore had, to the zoned district of **R-2 (Suburban Residential 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: **028-0957, 028-0636, 028-0636-02-01, 028-0636-06, 028-0636-08;** FROM **R-1 & R-2 TO R-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.

Jon Doemel

County Board Supervisory district **36 - Joas**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF SEPTEMBER 10, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Leonard & Teresa Schmick - Town Zoning Change (Tax ID No: 024-0164-02) – Town of Utica.

The town zoning change for Leonard & Teresa Schmick is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from R-1 (Rural Residential) to RR (Rural Residential Recreational) 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. *BD, RK₂ 4-0*

2. Gregory Jackson - Town Zoning Change (Tax ID No: 020-0469-03) – Town of Poygan.

The town zoning change for Gregory Jackson is consistent with Winnebago County's Future Land Use Plan. The Town of Poygan approved the zoning change from RR (Rural Residential) to A2 (General Agricultural) 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. *BD, BJ₂ 4-0*

3. **Mary Alice Eisch - Town Zoning Change (Tax ID Nos: 028-0957, 028-0636, 028-0636-02-01, 028-0636-06, 028-0636-07 and 028-0636-08) – Town of Winchester.**

The town zoning change for Mary Alice Eisch is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning

change from R-1 (Rural Residential District) and R-2 (Suburban Residential District) to R-2 (Suburban Residential District) 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. *BJ, BDz 4-0*

4. Michael and Cindy Kronberg - Town Zoning Change (Tax ID No: 028-0661) – Town of Winchester.

The town zoning change for Michael and Cindy Kronberg 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 I-1 (Light Industrial District) 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. *BJ, RKz 4-0*

5. Steve Liermann / Nik's Auto Parts Inc / Breezewood Yards LLC - Town Zoning Change (Tax ID Nos: 026-0050-01, 026-0051-01, 026-0051-02, 026-0051-03 and 026-0050-01-01) – Town of Vinland.

The town zoning change for Steve Liermann / Nik's Auto Parts Inc / Breezewood Yards LLC is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B2 (Highway Business Park District) and B3 (General Business District) to M2 (Heavy Industrial District) 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. *BJ, BDz 4-0*

Town of Winchester

Ordinance 2021-05

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: Mary Alice Eisch, Trustee

Legal description of property: The property located at and by 5345 Ann St, Larsen in the Town of Winchester and being specifically described as Tax IDs 028-0957, 028-0636, 028-0636-0201, 028-0636-06, 028-0636-07, and 028-0636-08 all in Section 23, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-1 (Rural Residential District) and R-2 (Suburban Residential District) to R-2 (Suburban Residential 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 the parcels as Single Family Residential and Natural Area
3. R-2 (Suburban Residential District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from R-1 and R-2 to R-2 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

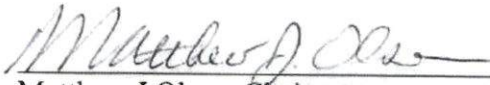
The above described property is hereby rezoned from:

R-1 (Rural Residential District) and R-2 (Suburban Residential District) to R-2 (Suburban Residential 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 19th, day of July, 2021

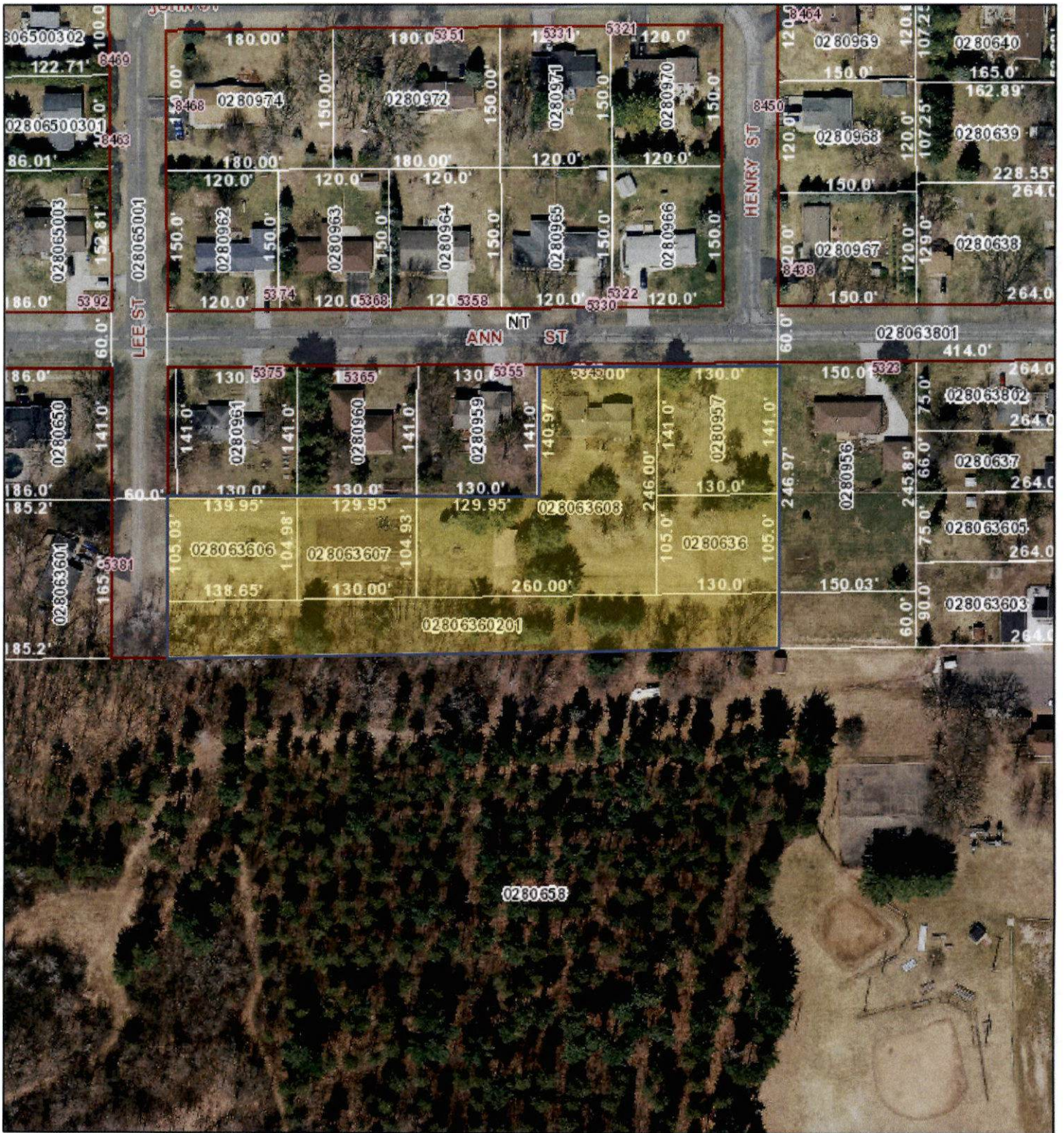
Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0


Matthew J Olson, Chairman

Attest:

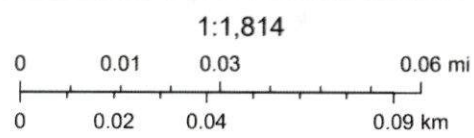
Holly Stevens, Clerk

ReZone all to R-2; Parcel boundaries being redefined by CSM



7/22/2021, 10:11:50 AM

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



Winnebago County GIS, Imagery Date: April 2020

Winnebago County GIS
Winnebago County GIS | Imagery Date: April 2020 |

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



July 20, 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 application submitted by Mary Alice Eisch, 5345 Ann St, Larsen in the Town of Winchester and being specifically described as Tax IDs 028-0957, 028-0636, 028-0636-0201, 028-0636-06, 028-0636-07, and 028-0636-08 all in Section 23, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to modify the property boundaries and re-zone the properties from R-1 (Rural Residential District) and R-2 (Suburban Residential District) to R-2 (Suburban Residential District).

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

Sincerely,

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

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____
All of Lots 2 and 3 of Winchester Hill Top Assessor's Plat, all of Lots 1,2 and 3 of
C.S.M. No. 2707 and a part of the NE.1/4 of the NE.1/4 of Section 23, T.20N., R.15E.,
Town of Winchester, Winnebago County, Wisconsin.

DATED THIS _____ DAY OF _____ 2021

WISCONSIN PROFESSIONAL LAND SURVEYOR S-1599
 LAWRENCE C. KRIESCHER

SURVEY FOR: M.A. EISCH
 5345 ANN STREET
 LARSEN, WI 54947

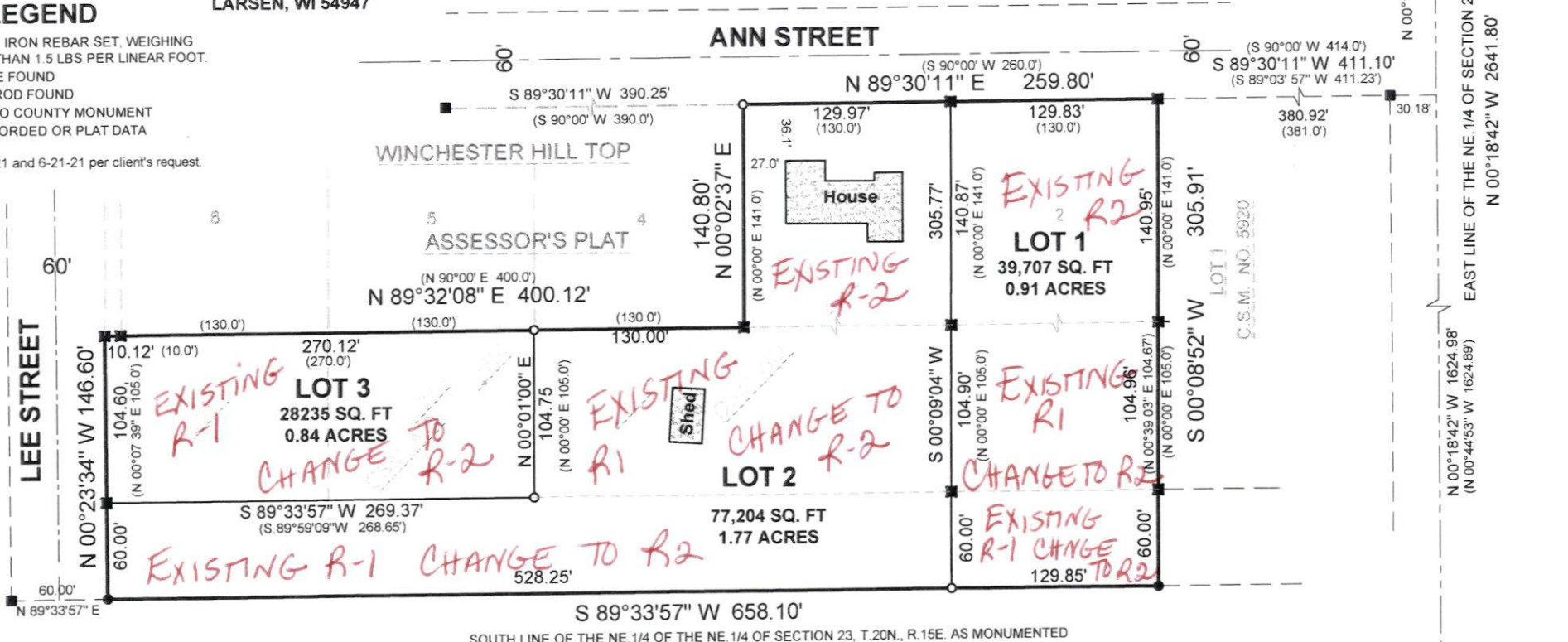
LEGEND

- 1" X 18" DIA. IRON REBAR SET, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAR FOOT.
- 1 IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- ◆ WINNEBAGO COUNTY MONUMENT (100) RECORDED OR PLAT DATA

Revised 6-6-21 and 6-21-21 per client's request.



ALL BEARINGS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM



NE. CORNER OF SECTION 23, T.20N., R.15E SURVEY NAIL FOUND

N 00°18'42" W 1016.82'
 EAST LINE OF THE NE. 1/4 OF SECTION 23, T. 20N., R. 15E
 N 00°18'42" W 2641.80'
 N 00°18'42" W 1624.98'
 (N 00°44'53" W 1624.89')

Unplatted Lands

E.1/4 CORNER OF SECTION 23, T. 20N., R.15E BERNTSEN MONUMENT FOUND

ALL PROPERTY WILL BE ZONED R-2

PROJECT NO. 2020-11-02
 FILE NO. M.A. EISCH.DWG
DWG. L-544

BOUNDARY SURVEY & LAND DESIGN

L.C.KRIESCHER AND ASSOCIATES LLC
 5251 GRANDVIEW ROAD
 LARSEN, WI 54947
 920-836-3576

THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599