

DATE: 10/19/21

R E S O L U T I O N

No. 007

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 10/07/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of Michael & Cindy Kronberg 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 **I-1 (Light Industrial 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: **028-0661**; FROM **A-2** TO **I-1**

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, BD₂ 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, RK₂ 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, BD₂ 4-0*

A-2 to I-1 FLU: Nov-185

Town of Winchester

Ordinance 2021-06

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: Michael and Cindy Kronberg

Legal description of property: The property located 5651 County Road II, Larsen in the Town of Winchester and being specifically described as part of Tax ID 028-0661 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 A-2 (General Agricultural District) to I-1 (Light industrial 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 Lot as Highway Commercial
3. I-2 (Light Industrial District) zoning is consistent with the aforementioned land use district.
4. Therefore, a zoning change from A-2 to I-1 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 I-1 (Light industrial 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 16th, day of August, 2021

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


Matthew J Olson, Chairman

Attest:

Holly Stevens, Clerk

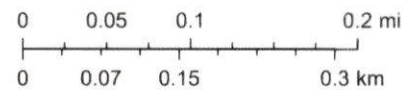
ReZoning: Part of 028-0661 Kronberg



8/19/2021, 2:13:58 PM

1:7,258

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



Winnebago County GIS, Imagery Date: April 2020

CERTIFIED SURVEY MAP NUMBER

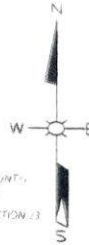
BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN

LEGEND

- WINNEBAGO COUNTY SECTION CORNER MONUMENT
- 1 1/4" O.D. x 24" I.D. PIPE SET WITH CAP AT 1.18 LBS./L. SET
- 3/4" REBAR FOUND
- 1 1/4" O.D. ROM PIPE FOUND
- P.O.B. POINT OF BEGINNING
- RECORDED AS

NORTH REFERENCE

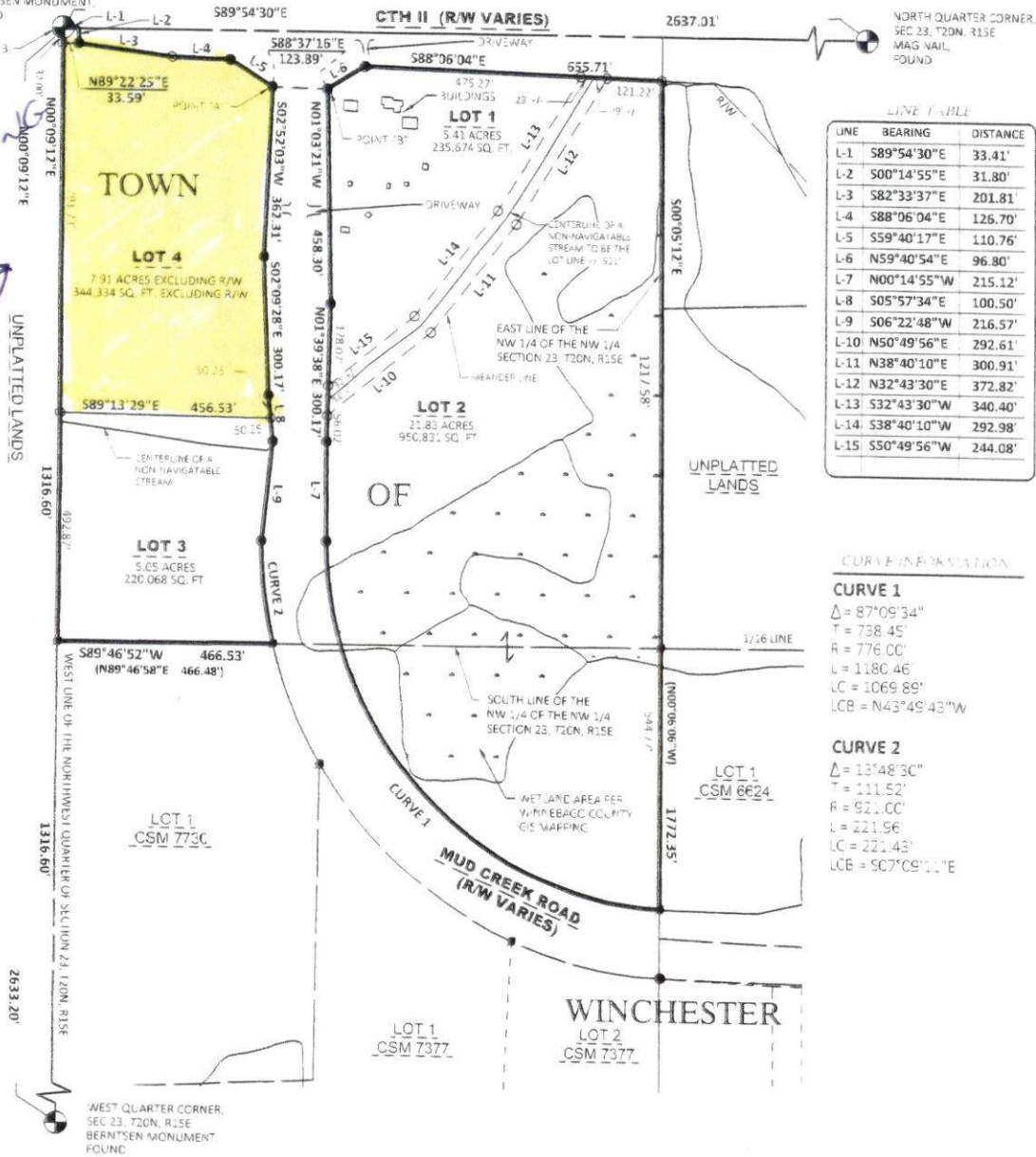
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY, MAD 23 (1981), IN WHICH THE WEST LINE OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, T20N, R15E IS ASSUMED TO BEAR N00°09'12"W



NORTHWEST CORNER, SEC 23, T20N, R15E
BERNTSEN MONUMENT FOUND

NORTH QUARTER CORNER, SEC 23, T20N, R15E
MAG NAIL FOUND

REZONING LOT 4



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S89°54'30"E	33.41'
L-2	S00°14'55"E	31.80'
L-3	S82°33'37"E	201.81'
L-4	S88°06'04"E	126.70'
L-5	S59°40'17"E	110.76'
L-6	N59°40'54"E	96.80'
L-7	N00°14'55"W	215.12'
L-8	S05°57'34"E	100.50'
L-9	S06°22'48"W	216.57'
L-10	N50°49'56"E	292.61'
L-11	N38°40'10"E	300.91'
L-12	N32°43'30"E	372.82'
L-13	S32°43'30"W	340.40'
L-14	S38°40'10"W	292.98'
L-15	S50°49'56"W	244.08'

CURVE INFORMATION

CURVE 1

Δ = 87°09'34"
T = 738.45'
R = 776.00'
L = 1180.46'
LC = 1069.89'
LCB = N43°49'43"W

CURVE 2

Δ = 13°48'30"
T = 111.52'
R = 921.00'
L = 221.96'
LC = 221.43'
LCB = S07°09'11"E

DATE	DIRECTORY NO.
06/16/2021	
PROJECT NO.	DRAFTED BY
3001299	JLS
SHEET	DRAWING NAME
1 OF 3	ERW

SURVEY FOR: MICHAEL S. KRONBERG
5651 COUNTY ROAD II
LARSEN WISCONSIN 54947
1-920-809-9862

Westwood
 Phone: 820-351-8866 Fax: 820-336-0000
 1700 Westwood Drive, Suite 100, Westwood, WI 53190
 www.westwood.com
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Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



August 17, 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 Michael and Cindy Kronberg, 5651 County Road II, Larsen in the Town of Winchester and being specifically described as Tax IDs 028-0661 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 Lot 4 of the enclosed CSM from A-2 (General Agricultural District) to I-1 (Light Industrial 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 that reads "Holly Stevens". The signature is written in a cursive style.

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer