

DATE: 04/20/21

R E S O L U T I O N

No. 007

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 04/07/21

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

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 Black Wolf)

PARCEL NO: **004-0196-06-01**; FROM **A-2** TO **R-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 **32 - Keller**

CARY A ROWE
Zoning Administrator

zoningdepartment@co.winnebago.wi.us



Winnebago County
Zoning Department
The Wave of the Future

112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344
FOX CITIES (920) 727-2880
FAX (920) 232-3347

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



A-2 (General Farming)
to R-1 (Rural Residential)
FLU: Ag & Rural

TOWN OF BLACK WOLF

380 E. Black Wolf Ave.
Oshkosh, Wisconsin 54902

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

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: John Willeford

Address of Owner: 7794 Country Club Rd
Oshkosh, WI 54902

2. Name of Applicant: (Same)

Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable):
Lot 1 of newly approved CSM (see Attached) CSM # 7451

4. Tax Parcel Number (if existing parcel): 004-0496-06-01

5. Section: 31 Town: 17 N Range: 17 E

6. Existing Zoning: A-2 Name of District: General Farming

7. Proposed Zoning: R-1 Name of District: Rural Residential

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.
 - There are 5 parcels zoned R-1 within 1000 ft of this parcel.
 - The newly approved CSM requires this zoning change for the parcel to be compliant.
 - There was no opposition to the zoning change from neighbors.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on January 7, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas G. Verstegen
Thomas G. Verstegen

Date: 1-21-19

CERTIFIED SURVEY MAP # 7451

ALL OF LOT 2, AND PART OF LOT 3 OF CERTIFIED SURVEY MAP 5343, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
SHAWN SEMPH
100 LONE ELM RD.
VAN DYNE, WI 54979

WEST 1/4 CORNER
SECTION 31, T17N R17E
ALUMINUM MONUMENT FOUND

CENTER 1/4 CORNER
SECTION 31, T17N R17E
ALUMINUM MONUMENT FOUND

UNPLATTED LANDS

NORTH LINE SW/SW

S89°41'44"E 767.77'
(N89°51'05"E)

PIPE IS
0.2'W
0.2'N

N00°12'20"E 496.99'
(N00°15'45"W
496.95')
(NORTH)

LOT 2

698,883 SQ. FT./16.044 AC.

CSM 418

PIPE IS
0.3'W

192.00'

PIPE IS
0.3'W

N89°43'52"E

(N89°15'47"E)
(N89°31'32"E)

5343

CSM

S89°47'00"E 618.90'

5343

CSM

COUNTRY CLUB ROAD

(N00°15'45"W)
N00°12'20"E 2640.42'

(N00°15'45"W)
N00°12'20"E 433.25'

150'

117'

GARAGE

234'

HOUSE

LOT 1

218,280 SQ. FT.
5.011 AC.

353.00'

708.00'

S00°22'58"W

(S00°04'16"E)

N00°22'58"E

355.00'

HOUSE

97'

S00°23'53"W 1285.70'
(S00°04'16"E)

5343

CSM

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

SOUTHWEST CORNER
SECTION 31, T17N R17E
ALUMINUM MONUMENT FOUND

LONE ELM AVENUE

SOUTH 1/4 CORNER
SECTION 31, T17N R17E
ALUMINUM MONUMENT FOUND



FOX VALLEY
LAND SURVEYING
2909 W TILLMAN ST.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 31 BEARING S 89°47'00" E
Scale 1 inch = 200 feet



LEGEND

X - To be rezoned

