

DATE: 07/20/21

R E S O L U T I O N

No. 009

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 07/09/21

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Vinland in accordance with the petition of Wilde Farms Inc 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 Vinland, be and the same, are amended to provide that the attached described property be changed from the classification of **A-1 (Agri-Business District)** of said ordinance, which it now and heretofore had, to the zoned district of **A-2 (General Farming 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 Vinland)

PARCEL NO: **026-0487 & 026-0489**; FROM **A-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.

Jon Doemel

County Board Supervisory district **30 - Farrey**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JULY 9, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Change

1. Christie Pahl - Town Zoning Change (Tax ID No: 026-0308-02-01 & 026-0308-02-03) – Town of Vinland.

The town zoning change for Christie Pahl is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-2 / R-1 (Agricultural / Rural Residential) to R-1 (Rural Residential) 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. *MG, BJ 2 4-0 approved*

2. Brad Starr - Town Zoning Change (Tax ID No: 026-0232, 026-0233-01, 026-0234, 026-0248-01, 026-0249 & 026-0250) – Town of Vinland.

The town zoning change for Brad Starr is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) 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. *RK, MG 2 4-0 approved*

3. Muttart Rev Tst - Town Zoning Change (Tax ID No: 026-0572 & 026-0573) – Town of Vinland.

The town zoning change for Muttart Rev Tst is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural, Rural & Non-residential.

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

BT, MG 2 4-0 approved

4. **Wilde Farms Inc - Town Zoning Change (Tax ID No: 026-0487 & 026-0489) – Town of Vinland.**

The town zoning change for Wilde Farms Inc is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan, which incorporates the City of Oshkosh' 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.

MG, RK 2 4-0 approved

5. **David Harness - Town Zoning Change (Tax ID No: 026-0001 & 026-0003) – Town of Vinland.**

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

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

MG, BT 2 4-0 approved

6. **Boss Real Estate Holding LLC & Jay R. Boss Rev Tst - Town Zoning Change (Tax ID No: 026-0501-03 & 026-0501-01) – Town of Vinland.**

The town zoning change for Boss Real Estate Holding LLC & Jay R. Boss Rev Tst is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan, which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural & Rural.

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

MG, RK 2 4-0 approved

7. **Roydon Fahley - Town Zoning Change (Tax ID No: 026-0165 & 026-0201) – Town of Vinland.**

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

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

MG, BTz 4-0 approved

8. Gary Schneider and Roger Erdman et al - Town Zoning Change (Tax ID No: 026-0204 & 026-0205) – Town of Vinland.

The town zoning change for Gary Schneider and Roger Erdman et al is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

MG, RKz 4-0 approved

9. Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel and Kay Home - Town Zoning Change (Tax ID No: 028-0106-02 (part) & 028-0106-03) – Town of Winchester.

The town zoning change for Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel and Kay Home is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Farming District) to R-1 (Rural Residential District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

RK, BTz 4-0 approved

10. Estate of David Davies - Town Zoning Change (Tax ID No: 024-0525 & 024-0531) – Town of Utica.

The town zoning change for Estate of David Davies is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

TE, BTz 4-0 approved

11. Craig & Ashley Much - Town Zoning Change (Tax ID No: 024-0245) – Town of Utica.

The town zoning change for Craig & Ashley Much is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) 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.

BJ, RK2 4-0 approved

12. Estate of David Davies - Town Zoning Change (Tax ID No: 024-0522) – Town of Utica.

The town zoning change for Estate of David Davies is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

TE, MG2 4-0 approved.

A-1 to H-2 FLU: Ag & Rural
Cosh

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: WILDE FARMS INC

Address of Owner: 4070 MAXWELL RD, WI. 54904

Name of Applicant: TOWN OF VINLAND

Address of Applicant: 6085 COUNTY RD T OSHKOSH, WI. 54904

Legal Description of Area to be Rezoned: **Approx. 114.06 ACRES**

Tax Parcel Numbers (if Existing Parcel): (026)0487 and 0489

Section: 22 Town 19N. Range 16E.

Existing Zoning: A-1 Name of District: AGRI-BUSINESS DISTRICT.

Proposed Zoning: A-2 Name of District: GENERAL FARMING DISTRICT.

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? Yes
2. Does the request agree with the plan? Yes
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on April 12, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5-28-21
Clerk/Treasurer: Karen Brazee

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **BOSS FARMS INC**

Address of Owner: **4070 MAXWELL RD, WI. 54904**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx 232.42 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)049601, 0497, 0498, 050102, 0504**

Section: 23 Town 19N. Range 16E.

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: *Karen Brazee* Dated: 5/28/21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2: Dale Wilde NO = A1

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is VERY IMPORTANT!

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
26049601	22.41	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54904
260497	40.00	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54905
260498	40.00	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54906
26050102	90.59	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54907
260504	39.42	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54908

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
260487	56.03	WILDE FARMS INC		4070 MAXWELL RD	OSHKOSH WI 54904
260489	58.03	WILDE FARMS INC		4070 MAXWELL RD	OSHKOSH WI 54904