

DATE: 07/20/21

**R E S O L U T I O N**

No. **011**

To The Board of Supervisors of Winnebago County, Wisconsin:

**AMENDATORY ORDINANCE 07/11/21**

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF Vinland in accordance with the petition of Boss Real Estate Holding LLC & Jay R Boss Rev Tst 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: **026-0501-03, 026-0501-01**; 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 Prah - Town Zoning Change (Tax ID No: 026-0308-02-01 & 026-0308-02-03) – Town of Vinland.

The town zoning change for Christie Prah 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, MG2 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, RK2 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, BT2 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, RK2 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, BJz 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, BJz 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, BJz 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 A-2 FLU: Ag & Rural  
extra-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: **BOSS REAL ESTATE HOLDING LLC & JAY R. BOSS REV TST**

Address of Owner: **3192 BROOKS 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. 20.13 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)050103 and 050101**

**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

Jay BOSS

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:

**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 1<sup>st</sup> as to your decision. This is VERY IMPORTANT!

Thank You,



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

~~302 ex~~  
302 ex

20 ACRES  
to  
A-2

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
26050103	10.00	BOSS REAL ESTATE HOLDING LLC		3192 BROOKS RD	OSHKOSH WI 54909
26050101	10.13	BOSS REV TST, JAY R		3192 BROOKS RD	OSHKOSH WI 54910