

DATE: 05/21/19

R E S O L U T I O N

No. 003

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 05/03/19

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF NEPEUSKUN in accordance with the petition of TAMMY DOMKE 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 NEPEUSKUN, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 AGRICULTURAL** of said ordinance, which it now and heretofore had, to the zoned district of **C-2 COMMUNITY COMMERCIAL**.

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 NEPEUSKUN)

PARCEL NO: **014-00623-01 & 014-0623-02 (part); FROM A-2 AGRICULTURAL TO C-2 COMMUNITY COMMERCIAL**

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 _____, 2019.

Mark Harris

County Board Supervisory district **33 - EGAN**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MAY 10, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Lienweber - Town Zoning Change (Tax ID No: 014-0715-04) – Town of Nepeuskun.

The town zoning change for Lienweber is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from R-1 to A-2 and Winnebago County's land use plan shows future land use as Agricultural and Rural.

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

2. Domke - Town Zoning Change (Tax ID No: 014-0623-01 & 014-0623-02 (part)) – Town of Nepeuskun.

The town zoning change for Domke is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from A-2 to C-2 and The Town of Nepeuskun's amended land use plan shows future land use as Commercial.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BT, BD₂ 5-0 Approved*

3. Shoreland Zoning Removed From County Zoning - Town Assigned Zoning (Tax ID Nos. see attached) – Town of Nepeuskun.

The purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from "Shoreland Designation" and zoning assigned by Winnebago County and currently do not have a zoning designation. The town assigned zoning for affected parcels that is consistent with Winnebago County's Land Use Plan.

TOWN OF NEPEUSKUN

WINNEBAGO COUNTY

WISCONSIN

THE TOWN PLAN COMMISSION OF THE TOWN OF NEPEUSKUN WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 7, 2019 AT 6:30PM AT THE NEPEUSKUN TOWN HALL, 1475 COUNTY ROAD E, RIPON WI, 54971 TO CONSIDER A REQUEST 1)USE PERMITS, A SPECIAL EVENT PERMIT, 2) CONDITIONAL USE PERMIT AND 3) ZONING AND RE-ZONING FOR THE FOLLOWING:

1) Applicant Name: Ryan Prellwitz
Applicant's Address: 410 County Road E, Ripon, WI 54971
Tax Parcel (s) number (s) for requested site: 0140646
Address of Requested Site: 410 County Road E, Ripon, WI 54971
Current Zoning: A-2

REQUESTED SPECIAL EVENT PERMIT FOR SITE: To permit a running event at the Vines and Rushes Winery utilizing the Mascoutin Valley Nature Trail. Event scheduled for Saturday, May 4, 2019. Event beginning at 9am and ending at 12pm.

2) Applicant Name: Tammy Domke
Applicant's Address: 404 and 408 Koro Road, Ripon, WI 54971
Consider conditional Use Permit 01-19[A & B] for 014062301 and Lot 1 CSM 4141 for parcel # 0140623 for a residence [A] on a commercial zoned property and for vehicle service/repair, Contractor Type II and truck terminal [B]. Current Zoning A-2

3) Rezone and Zone Parcels

a. Applicant Name: Michelle and Craig Lienweber

Applicant's Address: 7310 Sportsman Rd. Ripon Wis. Parcel 0140071504: Request to change current Zoning from R-1 to A-2. *FLU: Ag & Rural*

* b. Applicant Name: Tammy Domke

Applicant's Address: 404 & 408 Koro Road, Ripon, WI. 54971 Parcels 014062301 and Lot 1 of CSM Project No. 0-2324-001[a portion of Parcel 0140623]. Request to change current Zoning from A-2 to C-2 *FLU: Ag & Rural*

c. Applicant Name: Town of Nepeuskun

Applicant's Address 1475 County Road E Ripon, WI 54971 [purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from 'Shoreland Designation' and zoning assigned by Winnebago County and are currently do not have a zoning designation.

RABBIT TRAIL PARCELS

0140178	A-2	0140212	A-2	014020603	A-2
0140209	A-2	014020801	A-2	0140048	A-2
014021101	A-2	0140211	A-2	014020302	R-1 ✓
014005001	A-2	0140207	A-2	0140206	A-2
014020601	A-2	014021303	A-2	01402030201	R-1 ✓
014021301	A-2	014020602	A-2	014020303	A-2

TEWS ROAD PARCELS

0140293	A-2	01403002	A-2	014029101	A-2
0140300	A-2	014030001	A-2	014029105	A-2
014029102	A-2	0140289	A-2	014030003	A-2

All persons interested and their agents or attorneys may appear and be heard.

Michelle LaPorte
Secretary

Publish: _____ date TBD _____



Date: December 17, 2018

To: Town of Nepeuskun property owners impacted by proposed zoning and rezones

From: Town of Nepeuskun Plan Commission

Re: Notice of public hearing on town zoning and rezones

You are receiving this letter because you own property that is being considered for zoning or rezoning by the Town of Nepeuskun. The Town will be holding a public hearing on the zoning and rezones at 6:30 PM, January 7, at the Town of Nepeuskun Town Hall located at 1475 County Rd. E.

Attached, please find the public hearing notice which list all properties proposed for zoning or rezone by parcel number and the proposed zoning district. It should be noted that most parcels projected for zoning are unzoned due to a change in County Shoreland designations. Rezones have been specifically requested by the land owners.

We have provided you a map which shows the proposed zoning within an outlined area and parcel numbers impacted by the proposed zoning or rezoning.

The public hearing will allow for you to ask questions pertaining to the proposed zoning or rezones and make any comments.

Should you have any questions prior to the public hearing, please contact Town Chairman, Ron Bahn at 920-570-3296 or Plan Commission Chair, Robert Sillanpaa at 920-361-2450.

Town of Nepeuskun
Winnebago County, Wisconsin

**County Zoning
Proposed**

Zoning Districts

	A-1 Farmland Preservation
	A-2 Agricultural
	B-2 Community Business
	C-1 Existing Commercial
	C-2 Community Commercial
	PLI Public Lands Institutional
	R-1 Residential
	R-2 Shoreland Residential

Map Features

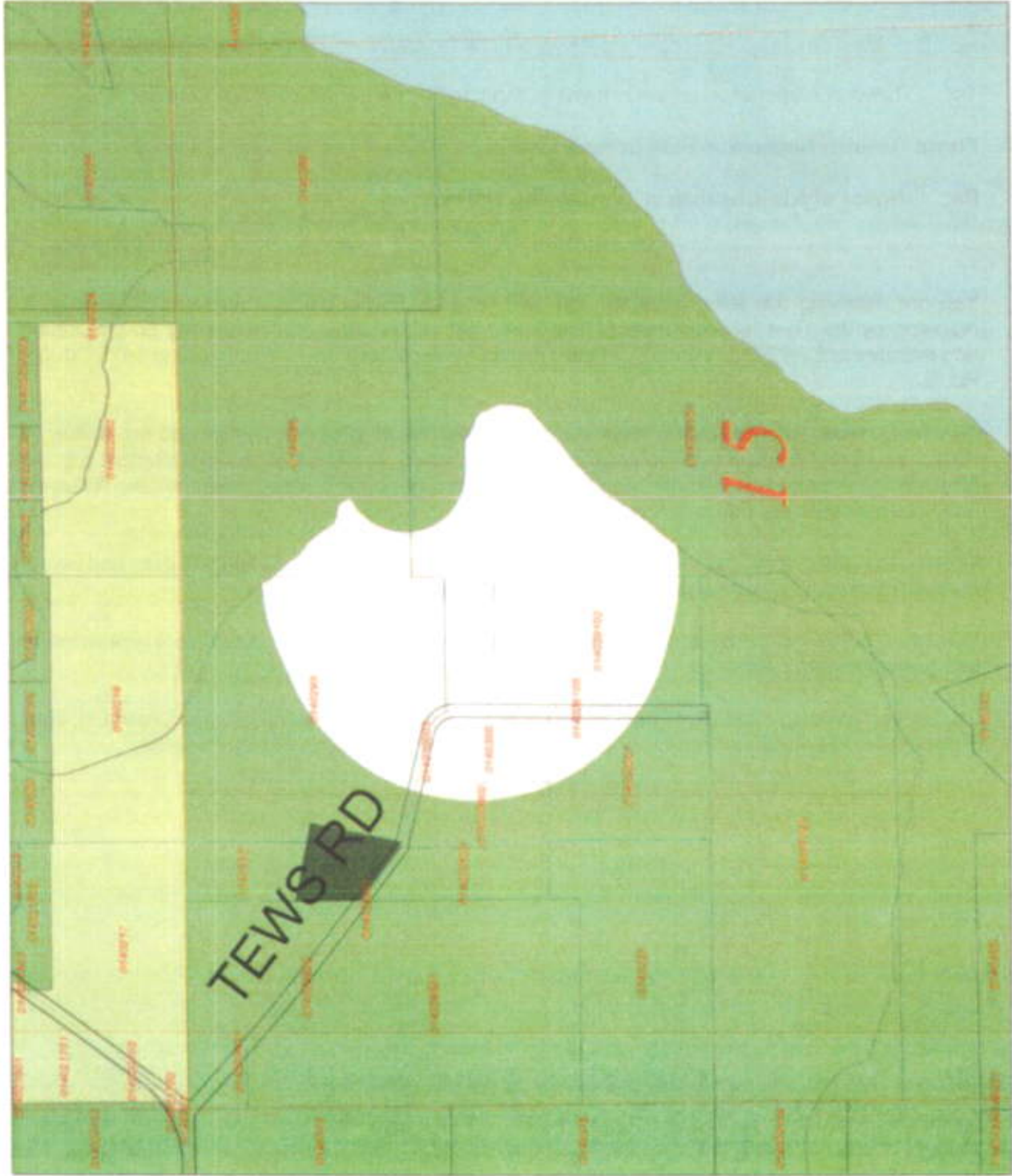
	Parcel Lines
	Section Lines
	Waterways
	Open Water



Scale 1" = 100'

This map is for informational purposes only. It is not intended to be used for legal purposes. The Town of Nepeuskun is not responsible for any errors or omissions on this map.

Martinson & Elsie, Inc.
1000 North Lincoln
Nepeuskun, WI 54951
Phone: (920) 835-1111
Fax: (920) 835-1112
www.martinsonandelsie.com



**Town of Nepeuskun
Winnebago County, WI**

**County Zoning
Proposed**

Zoning Districts

- A-1 Farmland Preservation
A-2 Agricultural
B-2 Community Business
C-1 Existing Commercial
C-2 Community Commercial
PLU Public Lands Institutions
R-1 Residential
R-2 Shoreland Residential

Map Features

- Partial Lines
Section Lines
Waterways
Open Water



Journal of Management Inquiry

and finally, I'm off to the airport. As you can see, it's a long day.

So, if you're looking for a way to make your life easier, try using a calendar app like Google Calendar or Apple Calendar. They'll help you keep track of all your appointments and deadlines, so you never miss a thing.

And that's about all I have for today. Thanks for watching!

Martenson & Elsie, Inc.
1977 Highway Road
Martinez, CA 94551
Professional-Design-Service
Phone: (415) 937-2800
Fax: (415) 937-2801
Telex: 251000
Cable: 251000

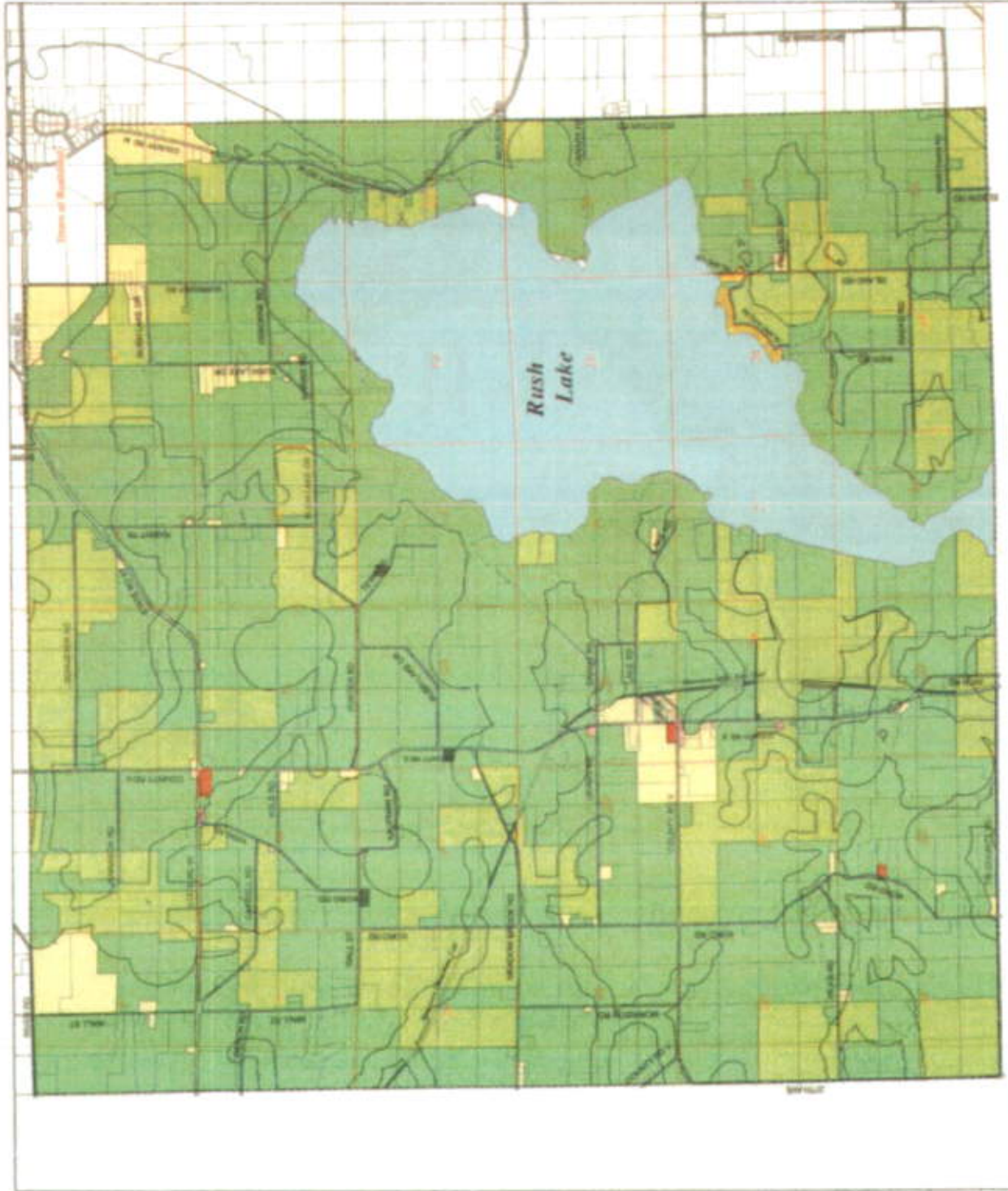
Town of Nepeuskun
Winnebago County, Wisconsin

**County Zoning
Proposed**

- Zoning Districts**
- A-1 Farmland Preservation
 - A-2 Agricultural
 - B-2 Community Business
 - C-1 Existing Commercial
 - C-2 Community Commercial
 - FL Public Lands Institutions
 - R-1 Residential
 - R-2 Substandard Residential

Map Features

- Partial Lots
- Section Lines
- Waterways
- Open Water



This map is not intended to be used as a legal document. It is intended to be used as a guide only. The Town of Nepeuskun is not responsible for any errors or omissions on this map. The Town of Nepeuskun is not responsible for any damages or losses resulting from the use of this map.

Martenson & Eisele, Inc.
10000
Winnebago County, WI 54981
Phone: (920) 251-1000
Fax: (920) 251-1001
www.martensoneisele.com

Town of Nepeuskun
(Winchester County, Wisconsin)

County Zoning Proposed

- Zoning Districts**
- A-1 Farmland Preservation
 - A-2 Agricultural
 - B-2 Community Business
 - C-1 Existing Commercial
 - C-2 Community Commercial
 - PLU Public Lands Institutional
 - IR-1 Residential
 - R-2 Shoreland Residential

Map Features

- Parcel Lines
- Section Lines
- Waterways
- Open Water



Martenson & Eisele, Inc.
2017
Winchester, WI 53189
608.785.1234
www.martensoneisele.com

Town of Nepeuskun
Winnebago County, Wisconsin

County Zoning
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLU Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

Map Features

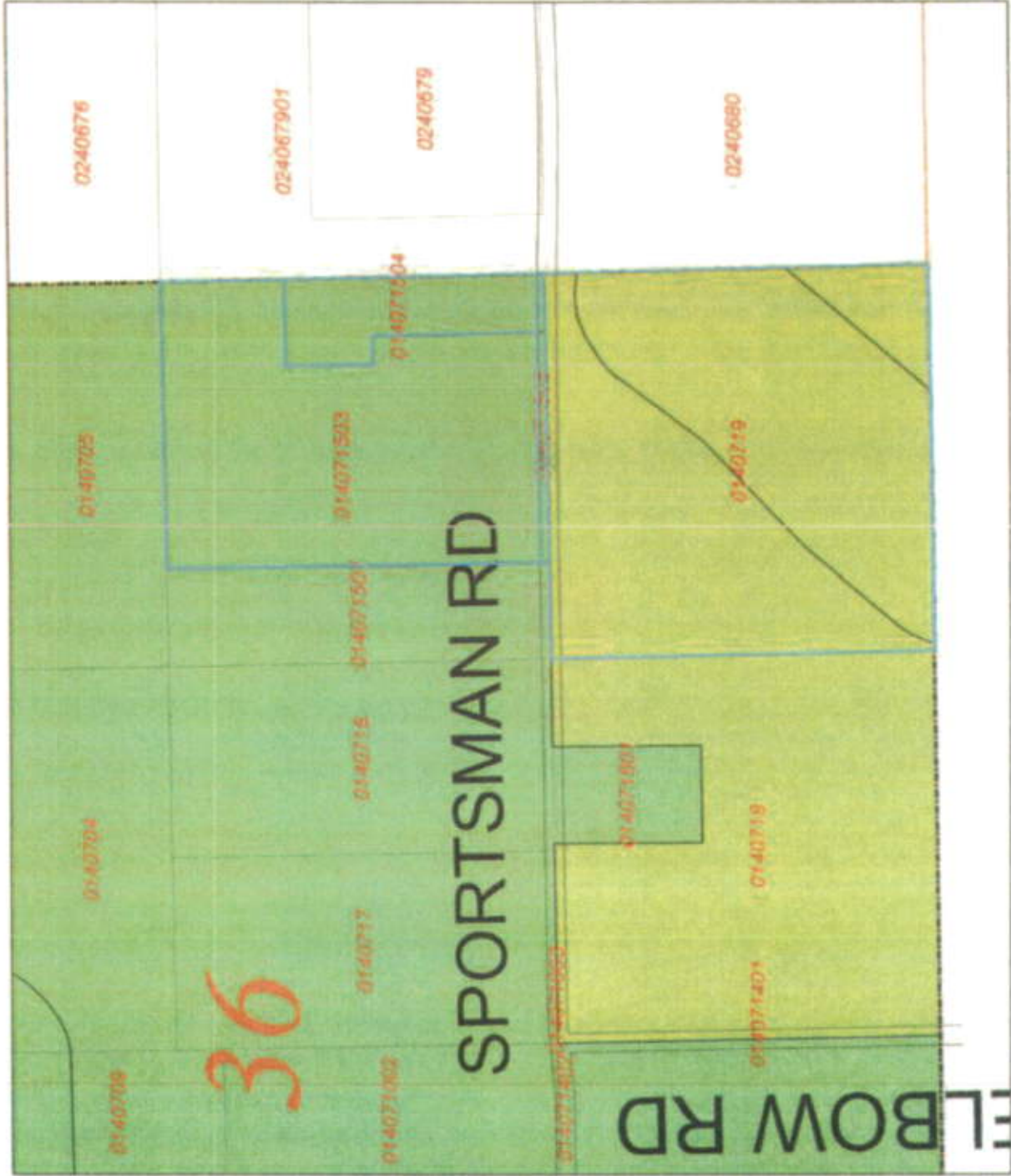
- Parcel Lines
- Section Lines
- Waterways
- Open Water



Approximate Scale

This map is for informational purposes only. It is not intended to be used for legal purposes. The Town of Nepeuskun is not responsible for any errors or omissions on this map.

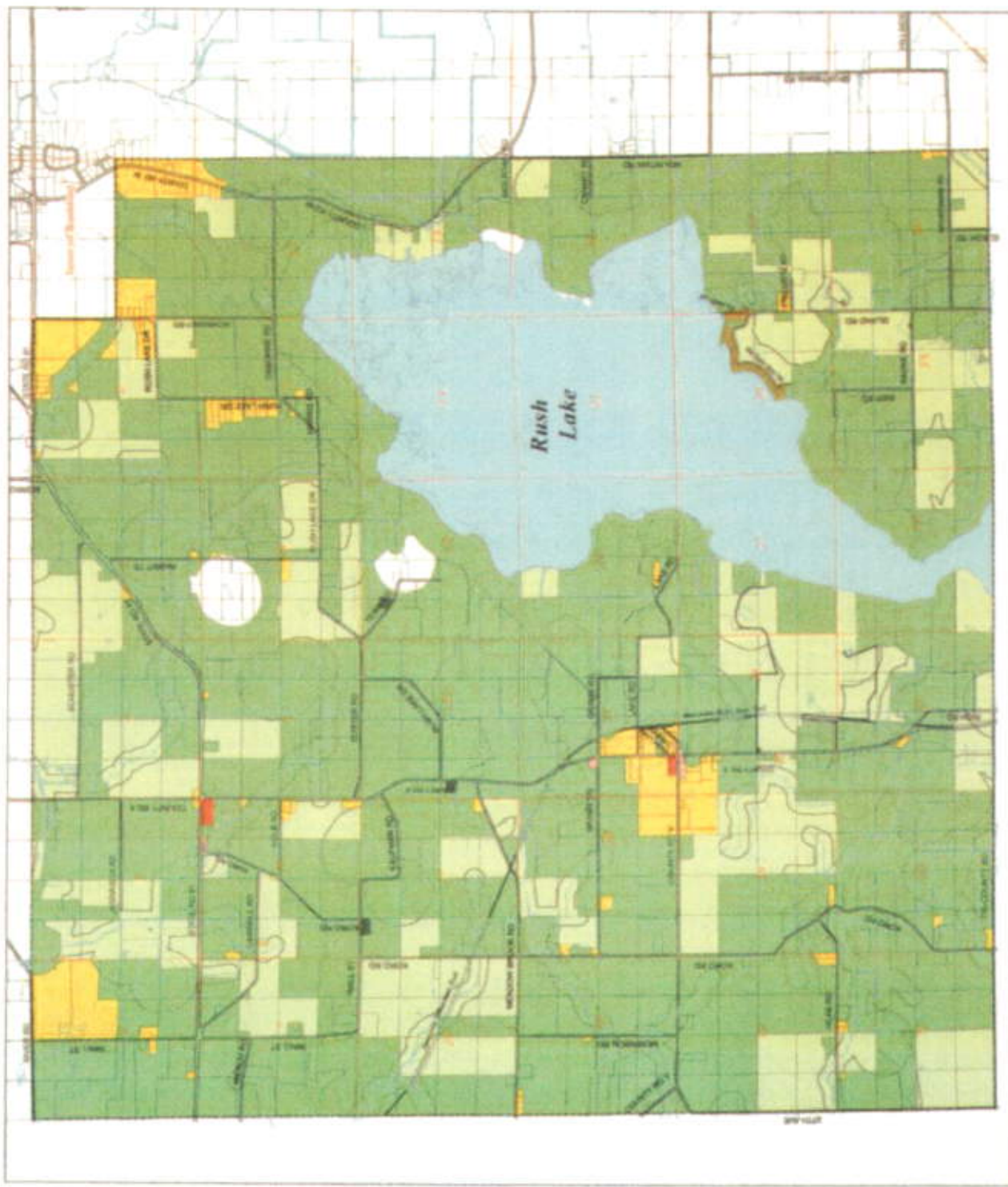
Martenson & Eisele, Inc.
1275 Highway 100
Nepeuskun, WI 54956
715.836.1234
www.martensoneisele.com



Town of Nepeuskun
Winnebago County, Wisconsin
County Zoning
Current

- Zoning Districts**
- A-1 Farmland Preservation
 - A-2 Agriculture
 - B-2 Community Business
 - C-1 Existing Commercial
 - C-2 Community Commercial
 - PLI Public Lands Institutional
 - R-1 Residential
 - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
 - Section Lines
 - Waterways
 - Open Water



This map was prepared by Mantenson & Eisele, Inc. for the Town of Nepeuskun, Wisconsin. It is not to be used for any other purpose without the written consent of Mantenson & Eisele, Inc.

Mantenson & Eisele, Inc.
1000 Highway 100
Winnebago County, WI 54981
Phone: (920) 835-1234
Fax: (920) 835-1235
www.mantenson-eisele.com

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140621	LIPTON, SARA R	DISTERHAFT, JANE M	W4158 GLADSTONE BEACH RD	FOND DU LAC	WI	54937				20.00	
0140618	SCHUELLER-OWEN BUSINESS	INSURANCE SERVICES INC	735 N WATER ST	MILWAUKEE	WI	53202				39.43	
0140615	RENN, GORDON		PO BOX 12485	GREEN BAY	WI	54307	2485			50.82	
0140620	CLAUSEN, JAMES L	CLAUSEN, LAURA V	718 COUNTY RD E	RIPON	WI	54971	9102	332 KONO RD	RIPON WI 54971	20.00	
0140623	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923		408 KONO RD	RIPON WI 54971	18.88	
014062301	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923				0.00	
0140622	CLAUSEN, JAMES L		718 COUNTY RD E	RIPON	WI	54971	9102			20.00	

C-1 (FLW)
dg & rural

Yellow highlight are the Zoning Changes
Those without highlight are neighboring parcels

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLST	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITEC12	STATEDAREA	Proposed Zoning
0140219	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				20.00	
0140224	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			2.00	
014022502	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				19.88	
0140286	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			38.00	
0140289	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				35.00	(FLU)
014029101	WETLANDS AMERICA TRUST INC		ONE WATERFOWL WAY	MEMPHIS	TN	38120		1592 TEWS RD	RIPON WI 54971	158.82	A-2 High rural
014029102	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162				15.15	A-2 High rural
014029103	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162		1506 TEWS RD	RIPON WI 54971	53.75	A-2 High rural
014029105	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.99	A-2 High rural
0140293	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				38.47	A-2 High rural
0140295	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				4.00	
014029501	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971				3.28	
014029503	GROVER LIV TST, BAYLORD	GROVER LIV TST, FAYE L	1615 TEWS RD	RIPON	WI	54971		1615 TEWS RD	RIPON WI 54971	5.00	
0140297	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963				19.60	
0140300	SILLANPAA REV TST, ROBERT H	SILLANPAA REV TST, MARY A	1591 TEWS RD	RIPON	WI	54971		1591 TEWS RD	RIPON WI 54971	4.33	A-2 Ag & rural
014030001	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963		1549 TEWS RD	RIPON WI 54971	13.01	A-2 Ag & rural
014030002	SILLANPAA, THOMAS J	SILLANPAA, TRACIE	8850 CONCORD DR	FREDONIA	NY	14063	9322			5.03	A-2 Ag & rural
014030003	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.92	A-2 Public/ Institutional

Yellow highlight are the Zoning Changes
Those without highlight are neighboring parcels

PARCEL ID	OWNER/NAME1	OWNER/NAME2	PST/ADDRESS	PST/ADDRESS/CITY	POT/LOT/REF/LIN	SITE/ADDRESS	SITE/CSZ	STATED AREA	PROPOSED ZONING
0140046	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		35.94	
0140048	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923	8511 STATE RD 91	30.00	A-2 <i>high rural</i>
0140050	SHATTUCK, DAVID R	SHATTUCK, SARA K	377 CANAL ST	BERLIN	WI	54923		8.00	
014005001	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17 OSHKOSH	WI	54902			32.00	A-2 <i>high rural</i>
0140055	R & D WAGNER FAMILY FARMS LLC		W504 CENTER RD	RIPON	WI	54971		36.36	
014005501	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL	RIPON	WI	54971	2104 RABBIT TR	0.91	
014005502	REIBER, GAIL L		2110 RABBIT TR	RIPON	WI	54971	2110 RABBIT TR	2.73	
0140080	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		3.66	
0140178	DOLATA, EDWARD	DOLATA, MARY JO	8561 STATE RD 91	BERLIN	WI	54923	8583 STATE RD 91	52.18	A-2 <i>high rural</i>
0140181	FETHERSTON, PATRICK L	FETHERSTON, KELLY L	8603 STATE RD 91	BERLIN	WI	54923	8603 STATE RD 91	9.59	
014018101	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR	RIPON	WI	54971		29.79	
0140198	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR	RIPON	WI	54971		40.00	
0140203	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR	OMRO	WI	54963		14.56	
014020301	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL	RIPON	WI	54971	2096 RABBIT TR	12.79	A-2 <i>high rural</i>
014020302	COATS, GARY L		2080 RABBIT TR	RIPON	WI	54971		1.55	R-1 <i>high rural</i>
01402030201	COATS, GARY L		2080 RABBIT TR	RIPON	WI	54971	2080 RABBIT TR	1.16	R-1 <i>high rural</i>
014020303	ROBICHAUD, JON E	ROBICHAUD, MARY M	W13112 STATE RD 23	RIPON	WI	54971		10.61	A-2 <i>high rural</i>
0140204	KURCZEK, CHRISTOPHER I	KURCZEK, LISA A	1950 RABBIT TR	RIPON	WI	54971	1950 RABBIT TR	13.77	
014020401	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR	OMRO	WI	54963		23.70	
014020402	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971		0.82	
0140206	ZAMZOW, JAY T	ZAMZOW, STEPHANIE	2007 RABBIT TRAIL	RIPON	WI	54971	2007 RABBIT TR	8.38	A-2 <i>high rural</i>
014020601	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971	2025 RABBIT TR	13.37	A-2 <i>high rural</i>
014020602	BAHN, RONALD J	BAHN, PENNY ANN	2039 RABBIT TRAIL	RIPON	WI	54971	2039 RABBIT TR	3.16	A-2 <i>res</i>
014020603	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		0.08	A-2 <i>high rural</i>
0140207	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17 OSHKOSH	WI	54902			20.00	A-2 <i>high rural</i>
014020801	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		10.00	A-2 <i>high rural</i>
0140209	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		10.00	A-2
0140211	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR	RIPON	WI	54971		12.70	A-2 <i>high rural</i>
014021101	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		5.02	A-2 <i>high rural</i>
014021102	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971		1.37	A-1
0140212	SCHUSTER, THOMAS C	SCHUSTER, CONNIE R, et al.	8640 STATE RD 91	BERLIN	WI	54923		51.32	A-2 <i>high rural</i>
0140213	HEATLEY, DANIEL J	KAISER, BAILEY A	1949 RABBIT TR	RIPON	WI	54971	1949 RABBIT TR	2.10	
014021301	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR	RIPON	WI	54971		18.71	A-2 <i>high rural</i>
014021302	HAEDT, DONALD D		1919 RABBIT TR	RIPON	WI	54971	1919 RABBIT TR	6.50	
014021303	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		7.76	A-2 <i>high rural</i>
014021304	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971		0.82	A-2 <i>P.B./foundational</i>
0140214	SCHUMACHER, SHAWN R	SCHUMACHER, KATHLEEN A	1881 RABBIT TR	RIPON	WI	54971	1881 RABBIT TR	5.37	
0140215	SCHUSTER LIV TST, DAN	SCHUSTER LIV TST, VICKI	8549 SCHUSTER RD	BERLIN	WI	54923		17.71	
0140216	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971		40.17	

Yellow highlight are the Zoning Changes
Those without highlight are neighboring parcels

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	SITEADDRESS	SITECSZ	Proposed Zoning
014071503	LEINWEBER, MICHELLE J		7310 SPORTSMAN RD	RIPON	WI	54971			
014071504	LEINWEBER, CRAIG R	LEINWEBER, MICHELLE J	7310 SPORTSMAN RD	RIPON	WI	54971	7310 SPORTSMAN RD	RIPON WI 54971	A-2
014071505	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971			
0140719	BADTKE LIV TST, ARNOLD	BADTKE LIV TST, DOROTHY, et al.	N9569 ELBOW RD	RIPON	WI	54971			

Yellow highlight are the Zoning Changes
Those without highlight are neighboring parcels