

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 06/10/19

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WOLF RIVER in accordance with the petition of TOWN OF WOLF RIVER 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 WOLF RIVER, be and the same, are amended to provide that the attached described property be changed from the classification of **SHORELAND** of said ordinance, which it now and heretofore had, to the zoned district of **NON-SHORELAND**.

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 WOLF RIVER)

PARCEL NO: **VARIOUS; FROM SHORELAND TO NON-SHORELAND**

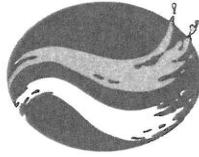
COUNTY DISCLAIMER:

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 **36 - JOAS**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JUNE 7, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Beiser - Town Zoning Change (Tax ID No: 030-0135-02) – Town of Winneconne.

The town zoning change for Beiser is consistent with Winnebago County's Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (General Farming District) to C-1 (Commercial District) and Winnebago County's land use plan shows future land use as Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BD, BJ, 2 5-0*

2. 883 Grant St - Town Zoning Change (Tax ID No: 030-0294) – Town of Winneconne.

The town zoning change for 883 Grant St is consistent with Winnebago County's Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (General Farming District) to R-1A (Residential District) and Winnebago County's land use plan shows future land use as Residential and Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *MG, BD, 2 5-0*

3. Timm - Town Zoning Change (Tax ID No: 026-0188-01-02) – Town of Vinland.

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

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *MG, BD, 2 5-0*

4. Seeley - Town Zoning Change (Tax ID No: 026-0316-01-01) – Town of Vinland.

The town zoning change for Seeley is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change from A-2/R-1 (Agricultural/Rural Residential) to A-2 (Agricultural) and Winnebago County's land use plan shows future land use as Agricultural and Residential under the extra-territorial jurisdiction of the City of Oshkosh.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *RK, BJ, 5-0*

5. Billman - Town Zoning Change (Tax ID No: 026-0577-01-05) – Town of Vinland.

The town zoning change for Billman is consistent with Winnebago County's 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 land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BJ, BD, 5-0*

6. Gorr - Town Zoning Change (Tax ID No: 026-0639-05) – Town of Vinland.

The town zoning change for Gorr is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change from B-2/B-3 (Highway Business Park District/General Business District) to B-3 (General Business District) and Winnebago County's land use plan shows future land use as Commercial under the extraterritorial jurisdiction of the City of Oshkosh (Updated version).

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BD, MG, 5-0*

7. Shoreland Zoning Removed From County Zoning - Town Assigned Zoning (Tax ID Nos. see attached) – Town of Wolf River.

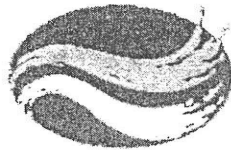
The purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from "Shoreland Designation" and zoning assigned by Winnebago County and currently do not have a zoning designation. The town assigned zoning for affected parcels that is consistent with Winnebago County's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

RECOMMENDATION: Approve a motion to forward assigned zoning to County Board for action. *BJ, BD, 5-0*

JERRY I. BOUGIE
Director

"WINGS PROJECT"
112 Otter Ave PO Box 2808
Oshkosh WI 54903-2808

OSHKOSH 920-232-3340
FOX CITIES 920-727-2880
FAX 920-232-3347



Winnebago County
Geographic Information System (GIS)

The Wave of the Future

DIAN KADERABEK
GIS Systems Analyst
920 232 3336

DAVE LEVINE
GIS Specialist
920 232 3334

DIANE CULVER
GIS Specialist
920 232 3335

Susan Gilbert, Town Clerk
8800 County Rd. II
PO Box 338
Fremont, WI 54940

05/18/2017

Dear Susan,

Enclosed is a copy of the site maps from the Winnebago County Shoreland Zoning Map and Report To The Winnebago County Board Supervisors requesting to add non-shoreland to the Town Zoning Map for the following Parcel Numbers:

0320346, 032034601, 032034602, 03200347, 0320348, 0320350, 032035001, 0320353, 032035302, 032035304, 032035306, 032035503 and 0320356

Subsequently, the removal of shoreland zoning also removes the County's base zoning districts leaving the affected parcel(s) un-zoned. The Town must now zone the parcel(s) to the appropriate zoning districts that are compliant with the Town's landuse plan. The zone changes must be done through the Town's formal hearing process.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Levine".

David A. Levine
Winnebago County GIS Specialist
112 Otter Ave, PO Box 2808
Oshkosh, WI 54903-2808
Phone: (920) 232-3334
Fax: (920) 232-3347
Email: dlevine@co.winnebago.wi.us

Cc: Jerry Bougie
Cary Rowe
Thomas Egan

August 28 2017

Board Meeting Minutes

THE TOWN BOARD MEETING was called to order by Chairman Rutten about 7:00 p.m. on August 28, 2017 at the Wolf River Town Hall.

NOTICES of this meeting were sent in to the Chronicle and the Winneconne News. Notices were posted at the Town Hall and the Fremont Post Office. Notices were e-mailed for posting at Hahn-a-Lula Resort, and Union Star. Notices were also e-mailed to the Town Board, Attorney, Building Inspector/Zoning Administrator, and Assessor.

PRESENT: Randy Rutten, Bill Liedtke, Dave Koepp, Ray Koepp, Susan Gilbert, Lee Robbert, and Attorney Karen Marone.

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Eighteen additional persons per attendance record on file.

PLEDGE OF ALLEGIANCE was recited.

MINUTES OF MEETING: Motion by Liedtke/second Koepp/carried 3-0 to approve the minutes of July 24, 2017.

PUBLIC FORUM ON AGENDA ITEMS AND REQUEST FOR FUTURE AGENDA ITEMS: NONE.

SHERIFF'S REPRESENTATIVE – No one was available tonight.

BUILDING INSPECTOR/ZONING/BOARD OF APPEALS ADMINISTRATION BUSINESS: Lee reported there were 3 requests for an applications this month.

John & Abby Weisenberger	9416 Alpine Road	New home & attached garage	\$363,337
Caleb & Cheryl Schmidt	8033 Marsh Road	New home & attached garage	\$375,000
Andrew Wiedermeyer	7886 County Rd II	Grain storage bin	\$50,000

ZONING CHANGES: The following parcels will be removed from Winnebago County Zoning and assigned zoning under the Town of Wolf River Zoning: 0320346 B-2 to B, 032034601 A-2 to B, 032034602 B-3 to B, 0320347 R-1 to R-1, 0320348 R-1 to R-1, 0320350 A-2 to A-2, 032035001 A-2 to A-3, 0320353 B-2 to B, 032035302 B-1 to B, 032035304 A-2 to A-2, 032035306 R-1 to R-1, 032035503 A-2 to A-2, and 0320356 A-2 to A-3

Explanation: The following parcels are being removed from Winnebago County zoning and added to Town of Wolf River zoning:

Parcel #	Owner(s)	Address	City/State/Zip
0320346	Bryan & Chris Hahn	8861 Wolf River Rd	Fremont, WI 54940
032034601	Bryan & Chris Hahn	8861 Wolf River Rd	Fremont, WI 54940
032034602	Gerald Van Dyn Hoven	8839 Wolf River Rd	Fremont, WI 54940
0320347	Robert Schnettler	8897 Wolf River Rd	Fremont, WI 54940
0320348	Allen E Mies	8891 Wolf River Rd	Fremont, WI 54940
0320350	Bartel Family Land L.P	8723 Wolf River Rd	Fremont, WI 54940
032035001	Susan Sokulski & Wendy Schuelke, et al	8723 Wolf River Rd	Fremont, WI 54940
0320353	Bryan Hahn & Jeanne Hahn	8761 River Trail Dr	Fremont, WI 54940
032035302	Philip & Eileen Hering	8719 River Trail Dr	Fremont, WI 54940
032035304	Bryan Hahn & Jeanne Hahn	8761 River Trail Dr	Fremont, WI 54940
032035306	Bruce & Mary Worzella	8727 River Trail Dr	Fremont, WI 54940
032035503	Mykel Kaufmann Jr	417 Wolf River Dr	Fremont, WI 54940
03200356	Bartel Family Land LLP	8723 Wolf River Rd	Fremont, WI 54940

Koepp stated that the Plan Committee had met and discussed the above properties and have assigned new zoning codes under the Town of Wolf River Zoning and recommends that the Board approve the new designations. The DNR has removed these parcels from their wetland designations and thus out of County zoning control. Motion by Koepp/second Liedtke/carried 3-0 to approve the new zoning designations as read into the record.

GRANT & ISSUE A SPECIAL CLASS B RETAILER'S LICENSE. Boom Bay Improvement Association for an event to be held on September 2 & 3, 2017. Motion by Liedtke/second Koepp/carried 3-0 to grant and issue a Special Class B Retailer's license to the Boom Bay Heights Improvement Association for their upcoming event.

GRANT & ISSUE CABARET LICENSE: To the Boom Bay Improvement Association for an event to be held on September 2 & 3, 2017. Motion by Liedtke/second Koepp/carried 3-0 to grant and issue a Special Class B Retailer's license to the Boom Bay Heights Improvement Association for their upcoming event.

ATV/UTV ORDINANCE: The Town has been working with the Town of Bloomfield to institute a similar Ordinance in all three municipalities, but the Town of Fremont will not be ready to move forward with this for several months. The Town of Bloomfield has received a request to put this matter to a vote of the townspeople and may be holding a referendum early next year. After much discussion, the Board decided to postpone the vote on this ordinance until next month to see whether or not the Town of Bloomfield will go to a referendum on an ATV ordinance. It was suggested that we do the same thing, put this matter up for referendum early next year so all of the voters may have an opportunity to be heard, as he feels not many people even know about this proposed Ordinance, but Rutten stated the Board will vote next month either way, regardless of the outcome of the Town of Bloomfield's matter of a referendum.

DRAINAGE ISSUED ON BOOM BAY HEIGHTS ROAD. Property owner Jeff Seelow. Rutten stated that it appears an old box culvert has eroded away and collapsed. Jeff is in the process of getting an estimate and is requesting the town's help in replacing this culvert. Nothing new to report. Tabled.

LAKEVIEW CEMETERY ASSOCIATION DISSOLUTION: Atty. Marone has not been able to meet with Mr. Tellock regarding the money that need to be turned over to the Town of Wolf River. Tabled.

Parcels Affected by Navigability Determination INF-NE-2015-71-03363

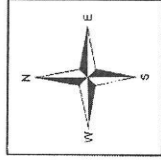
PARCEL #	County zoning	Town Zoning	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY/STATE/ZIP
0320346	B-2	B	HAHN, BRYAN S	HAHN, CHRIS A	8861 WOLF RIVER RD	<Null>	FREMONT WI 54940 0000
032034601	B-2	B	HAHN, BRYAN S	HAHN, CHRIS A	8861 WOLF RIVER RD	<Null>	FREMONT WI 549400000
032034602	B-3	B	VAN DYN HOVEN, GERALD G	<Null>	PO BOX 526	<Null>	FREMONT WI 54940 0000
0320347	R-1	R-1	SCHNETTLER, ROBERT J	<Null>	8897 WOLF RIVER RD	<Null>	FREMONT WI 549400000
0320348	R-1	R-1	MIES, ALLEN E	MIES, LISA A	8891 WOLF RIVER RD	<Null>	FREMONT WI 549400000
0320350	A-2	A-2	BARTEL FAMILY LAND LLP	<Null>	8723 WOLF RIVER RD	<Null>	FREMONT WI 549400000
032035001	A-2	A-3	SOKULSKI, SUSAN L	SCHUELKE, WENDY J, et al.	8723 WOLF RIVER RD	<Null>	FREMONT WI 549400000
0320353	B-2	B	HAHN, BRYAN S	HAHN, JEANNE M	8761 RIVERTRAIL DR	<Null>	FREMONT WI 549400000
032035302	B-1	B	HERING, PHILIP	HERING, EILEEN	8719 RIVER TRAIL DR	<Null>	FREMONT WI 549400000
032035304	A-2	A-2	HAHN, BRYAN S	HAHN, JEANNE M	8761 RIVER TRAIL DR	<Null>	FREMONT WI 54940 0000
032035306	R-1	R-1	WORZELLA, BRUCE J	WORZELLA, MARY J	8727 RIVER TRAIL DR	<Null>	FREMONT WI 54940 0000
032035503	A-2	A-2	KAUFMANN, MYKEL J, JR	<Null>	417 WOLF RIVER DR	<Null>	FREMONT WI 54940
0320356	A-2	A-3	BARTEL FAMILY LAND LLP	<Null>	8723 WOLF RIVER RD	<Null>	FREMONT WI 54940 0000

FLU
 Non Res
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Request to Remove Non-Shoreland Area from Town/County Zoning Map

Navigability Determination
INF-NE-2015-71-03363

Subject Parcel(s):
See Attached List



Winnebago County
WINGS Project

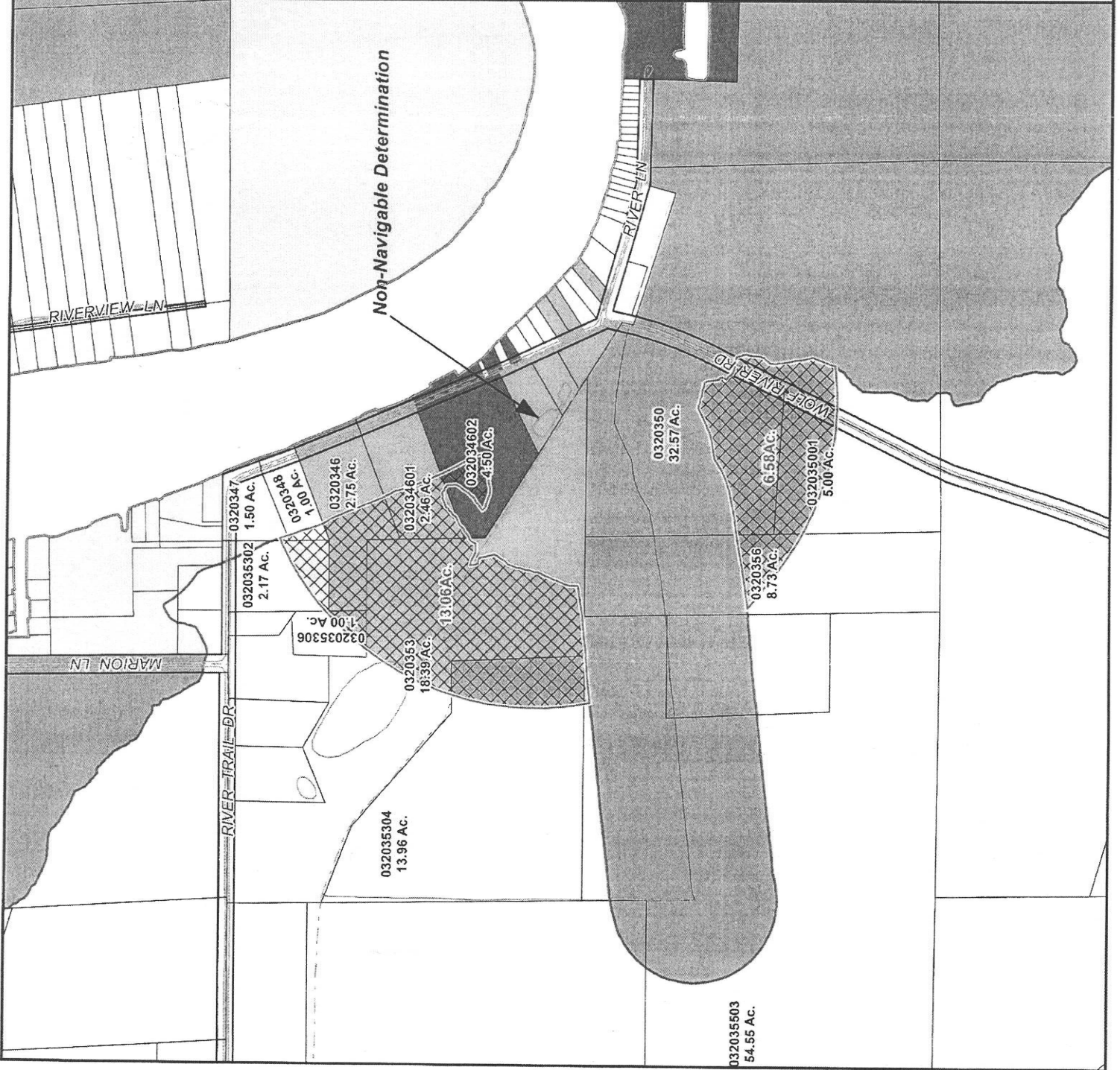
Scale
1 inch : 500 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

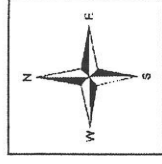
Incorporated Area



**Request to Add
Non-Shoreland Area
to Town Zoning Map**

Navigability Determination
INF-NE-2015-71-03363

Subject Parcel(s):
See Attached List



Winnebago County
WINGS Project

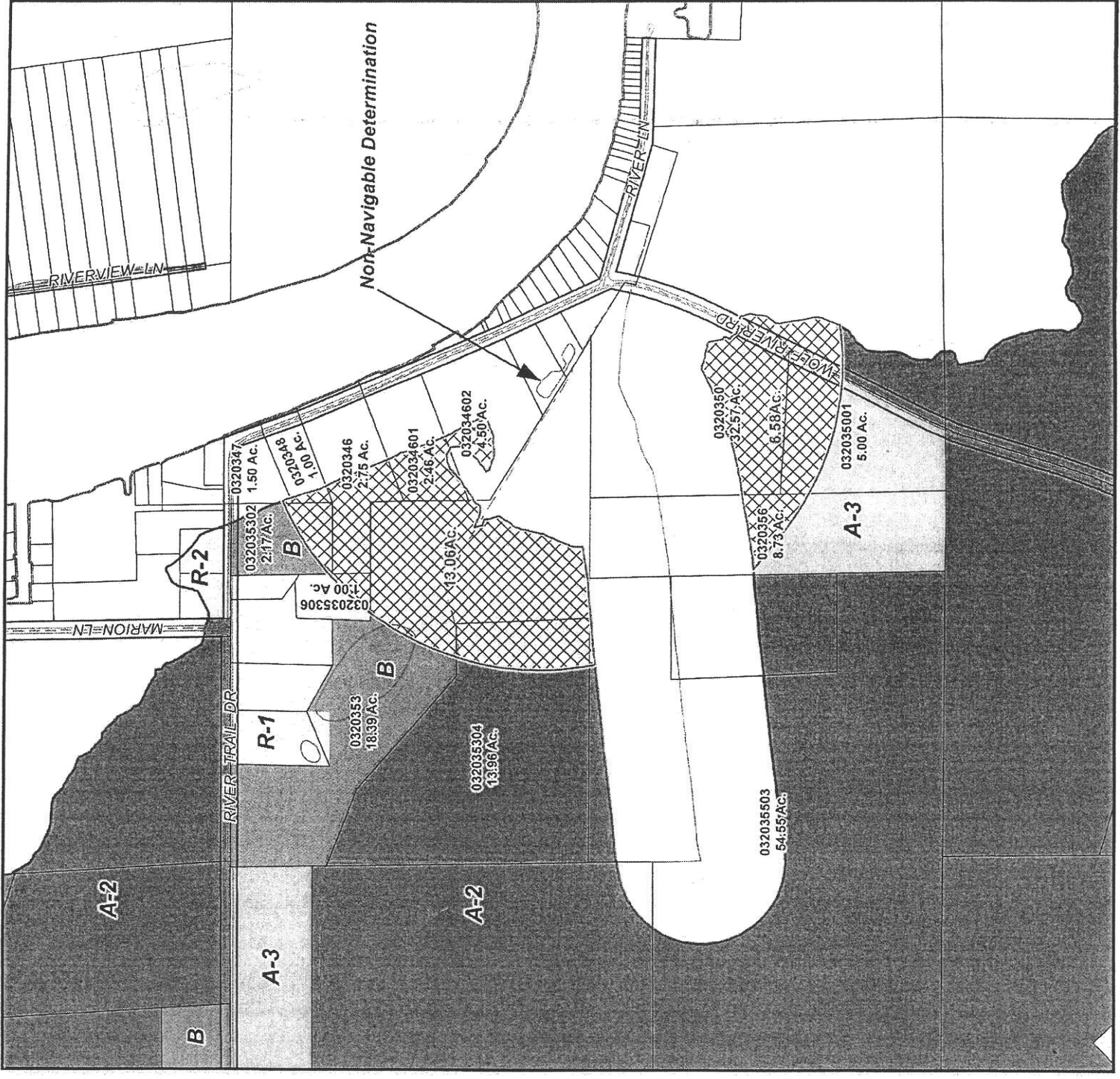
Scale
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**Wolf River
Zoning Districts**

R-1	MHP	A-3
R-2	[Dark Grey Box]	P-1
R-3	A-1	B
[Dark Grey Box]	A-2	I-1

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



WOLF RIVER TOWN HALL

8800 COUNTY ROAD II FREMONT WI 54940

Telephone 920-446-3837 Fax920-446-2491

Public Hearing

Monday, August 28, 2017 at 6:00 pm

AGENDA

The Planning and Zoning Committee will hold a Public Hearing to hear testimony on zoning changes for the properties listed below due to Winnebago County removing them from shoreland zoning leaving them un-zoned, parcels will be assigned Town of Wolf River codes;

0320346 B-2 to B, 032034601 A-2 to B, 032034602 B-3 to B, 0320347 R-1 to R-1, 0320348 R-1 to R-1, 0320350 A-2 to A-2, 032035001 A-2 to A-3, 0320353 B-2 to B, 032035302 B-1 to B, 032035304 A-2 to A-2, 032035306 R-1 to R-1, 032035503 A-2 to A-2, and 0320356 A-2 to A-3 (see attached sheet for names and addresses).

Public testimony will be taken at the time of the hearing. All written testimony must be received prior to the hearing and can be sent to The Town of Wolf River Town Hall, 8800 County Road II, Fremont Wi 54940. For further information, contact the Planning and Zoning Committee Chairman, Dave Koepp at 920-841-0708 or 920-446-2463

1. Call meeting to order by Chairman Dave Koepp
2. Public testimony.
3. Adjournment

Notice prepared by:

Judy Knaus,
Plan Commission Secretary

The joint meeting will be held at the Town Hall, located at 8800 County Road II, Fremont, WI

ALL MEETINGS ARE OPEN TO THE PUBLIC PUBLIC PARTICIPATION ENCOURAGED

Members of the Wolf River town board and members of other public bodies may attend this meeting to gather information and participate in discussion. No official action will be taken by these bodies.

Notices are mailed or e-mailed by the clerk for posting at the following locations: Union Star, Hahn-a-Lula Resort and are posted at the Wolf River Town Hall, Neuschafer Library and Fremont Post Office.

Parcels Affected by Navigability Determination INF-NE-2015-71-03363

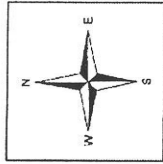
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032034602	VAN DYN HOVEN, GERALD G	<Null>	PO BOX 526	<Null>	FREMONT WI 54940 0000
0320347	SCHNETTLER, ROBERT J	<Null>	8897 WOLF RIVER RD	<Null>	FREMONT WI 54940 0000
0320348	MIES, ALLEN E	MIES, LISA A	8891 WOLF RIVER RD	<Null>	FREMONT WI 54940 0000
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032035001	SOKULSKI, SUSAN L	SCHUELKE, WENDY J, et al.	8723 WOLF RIVER RD	<Null>	FREMONT WI 54940 0000
0320353	HAHN, BRYAN S	HAHN, JEANNE M	8761 RIVERTRAIL DR	<Null>	FREMONT WI 54940 0000
032035302	HERING, PHILIP	HERING, EILEEN	8719 RIVER TRAIL DR	<Null>	FREMONT WI 54940 0000
032035304	HAHN, BRYAN S	HAHN, JEANNE M	8761 RIVER TRAIL DR	<Null>	FREMONT WI 54940 0000
032035306	WORZELLA, BRUCE J	WORZELLA, MARY J	8727 RIVER TRAIL DR	<Null>	FREMONT WI 54940 0000
032035503	KAUFMANN, MYKEL J, JR	<Null>	417 WOLF RIVER DR	<Null>	FREMONT WI 54940 0000
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Request to Remove Non-Shoreland Area from Town/County Zoning Map

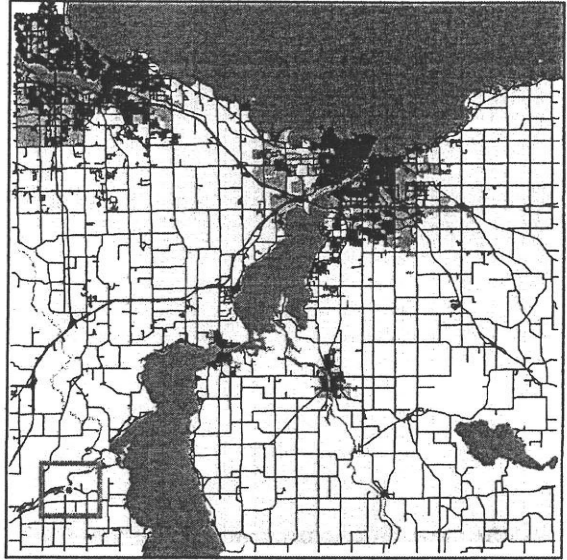
Navigability Determination
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Subject Parcel(s):
See Attached List

*Winnebago County
WINGS Project*

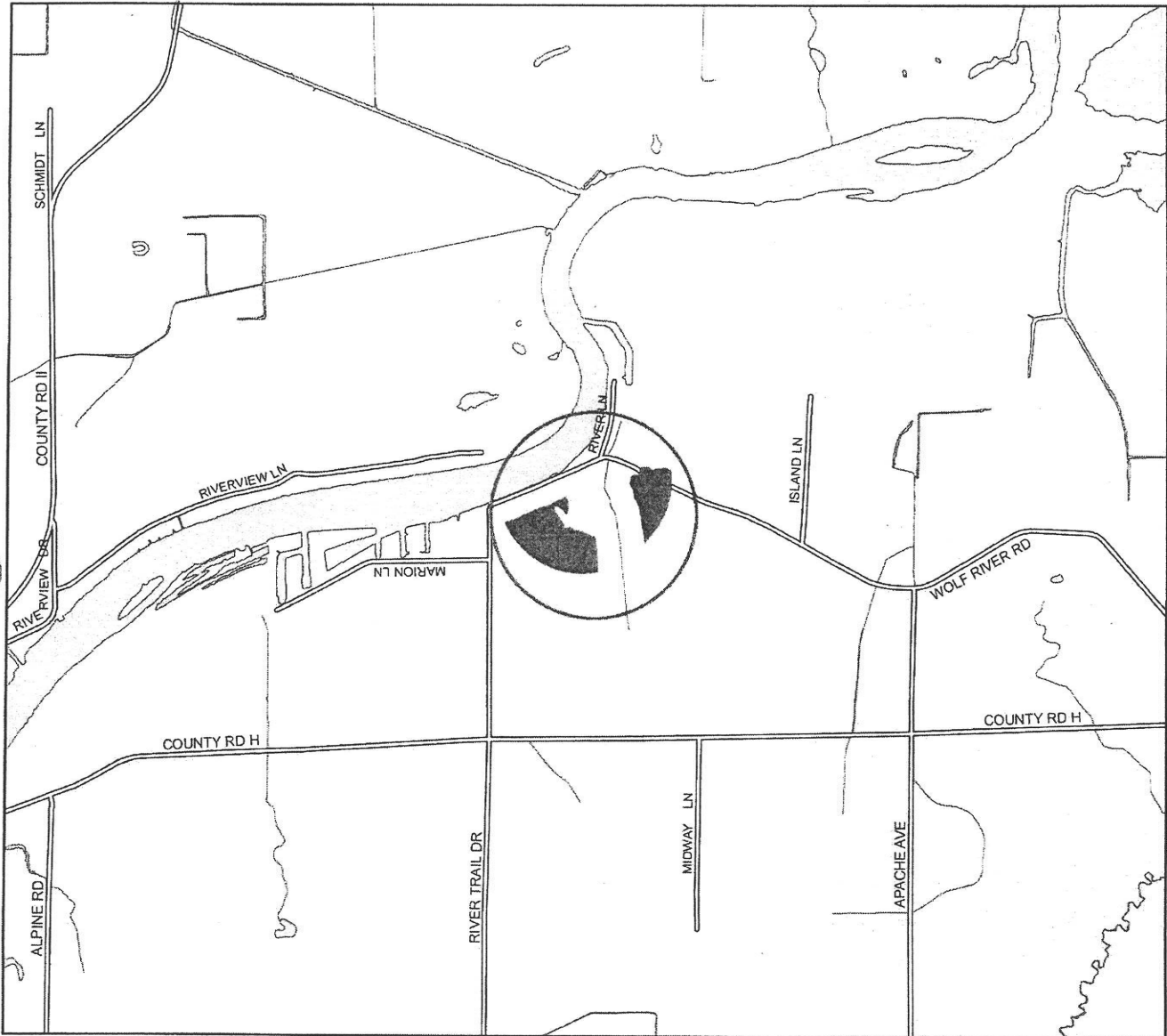


● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet

TOWN OF WOLF RIVER PLANNING AND ZONING COMMITTEE

MEETING MINUTES – July 18, 2017

1. **Call to order:** Chairman Koepp called the meeting to order at 6:20 pm. Present; Dave Koepp, Patty Sprenger, Bill Mitchell, Keith Hahn and Judy Knaus. Dan Rieckmann and Jim Freer were absent. Lee Robbert, Zoning Administrator/Building inspector was present. Two other persons were in attendance.
2. **The Pledge of Allegiance:** The Pledge of Allegiance was recited.
3. **Approve minutes:** The June 1, 2017 The Planning and Zoning Committee meeting minutes were approved. Patty Sprenger made the motion seconded by Bill Mitchell. Motion carried (5-0).
4. **Public Comments/requests:** There were no comments.
5. **Old Business:** (1) Committee was given an update on the Winnebago County Farmland Preservation Program. The second round of letters mailed to property owners added approximately a couple 100 acres to the FP map. Pending actions are the Public Hearing scheduled for 8-8-17 and County Board 8-15-17, upon completion The Farmland Preservation plan will be submitted to DATCAP, a denial is expected. If denied Winnebago County will notify the individuals affected.
6. **Assign Town Zoning Codes: Assign town zoning codes due to Winnebago County removing the following parcels from shoreland zoning subsequently leaving them un-zoned; 0320346, 032034601, 032034602, 0320347, 0320348, 0320350, 032035001, 0320353, 032035302, 032035304, 032035306, 032035503, and 0320356 (see attached sheet for names and addresses).**
Bryan Hahn appeared regarding his parcels to be rezoned, issues explained and no concerns. Lee Robbert had one phone call regarding another individual's property, no concerns after explanation. The committee will hold a public hearing changing zoning codes to conform to Town Zoning codes. The hearing is tentatively scheduled for 8-28-17 at 6:00 pm.
7. **New Business:** Attorney Jon Fischer appeared regarding the variance for the Haase road access. This issue is on the Town Board meeting agenda and is Winnebago County zoning. Advise to appear at both meetings to discuss the issue.
8. **Set date, time and agenda for next meeting:** Public Hearing scheduled for 8-28-17 at 6:00 and P & Z meeting to follow. Agenda items will be rezone codes for above listed parcels and discuss camp ground zoning category.
9. **Adjournment:** Motion to adjourn made by Judy Knaus and seconded by Bill Mitchell. Motion carried (5-0). Adjourned at 8:05 pm.

Submitted by:

Judy A Knaus,

Planning & Zoning Committee Secretary