

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 3

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of TOWN OF WINCHESTER 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 WINCHESTER, be and the same, are amended to provide that the attached described property be changed from the classification of **A-2 -GENERAL AGRICULTURAL DISTRICT** of said ordinance, which it now and heretofore had, to the zoned district of **R-1 RURAL RESIDENTIAL 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 WINCHESTER)

PARCEL NO: **028-0839(Pt)**; 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 _____, 2019.

Mark Harris

County Board Supervisory district **36 BEN JOAS**



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 8, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Wollerman - Town Zoning Change (Tax ID No: 026-0159-01) – Town of Vinland.

The town zoning change for Wollerman is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change from P-1 (Institutional and Recreational Park District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Community Facilities, Park and Recreational.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BD, BJ2 4-0*

2. Garvens Inc - Town Zoning Change (Tax ID No: 026-0239-03) – Town of Vinland.

The town zoning change for Garvens Inc is consistent with Winnebago County's Land Use Plan. The Town of Vinland approved the zoning change from B-3 & B-2 (Highway Park Business District) to B-1 (General Business 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. *BJ, BD2 4-0*

3. Doehling - Town Zoning Change (Tax ID No: 028-0839 (Pt)) – Town of Winchester.

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

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BJ, BD₂ 4-0*

4. Elmer - Town Zoning Change (Tax ID No: 028-0976, 028-0977 & 028-0723-08) – Town of Winchester.

The town zoning change for Elmer is consistent with Winnebago County's Land Use Plan. The Town of Winchester approved the zoning change from R-2 (Suburban Residential District) to A-2 (General Agricultural District) and Winnebago County's land use plan shows future land use as Trans-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action. *BD, BJ₂ 4-0*

Town of Winchester

(Rural Residential District)

Ordinance 2018-04

Ordinance to Amend the Official Town of Winchester Zoning Ordinance Map

- WHEREAS,** One or more applications for amendments to the Map of the Town of Winchester Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and
- WHEREAS,** following the requisite Notices and Public Hearings, the proposed amendment(s) have been reviewed and recommended to the Town Board by the Town's Plan Commission; and
- WHEREAS,** the application(s) for amendment(s) to the Map of the Town of Winchester Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2016 update to the Town's Comprehensive Plan; and
- WHEREAS,** all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Section 17.59 of the Town of Winchester Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Winchester is amended as follows:

A. Property Owner:

Steven Doehling, 8468 Lee Street, Larsen, WI 54947

Legal description of property:

The property located at 7036 County Road MM, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0839, Sec. 30, T20N-R15E NE SE EXC COM WL OF HWY & SL S E NE N 400 FT W 435.6 FT SWLY 400 FT E 435.6 FT TO POB & EXC D484693 D485659 & EXC PT LYG E OF WL OF HWY MM 12.60 Acres. The application is to re-zone a portion of the property from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Findings of Fact:

1. The Town of Winchester has an adopted Land Use Plan
2. The Adopted 20-year Future Land Use Map in the Land Use Plan shows this parcel in Single Family Residential District.
3. R-1 (Rural Residential District) zoning is consistent with the aforementioned land use districts.
4. Therefore, a zoning change from A-2 to R-1 is consistent with the adopted Land Use Plan.
5. The zoning change is compatible with adjacent land uses.

The above described property is hereby rezoned from:

A-2 (General Agricultural District) to R-1 (Rural Residential District).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. The amendment to the Town of Winchester Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 7th, day of January, 2019

Vote: Yes: 2 No: 0 Absent: 0 Abstain: 1

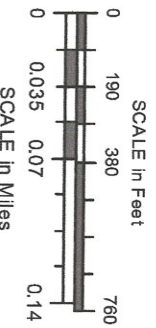
Benjamin Joas, Supervisor
Ben Joas, Supervisor #2

Attest:
Holly Stevens
Holly Stevens, Clerk

Town of Winchester ReZoning Part of Parcel 028-0839

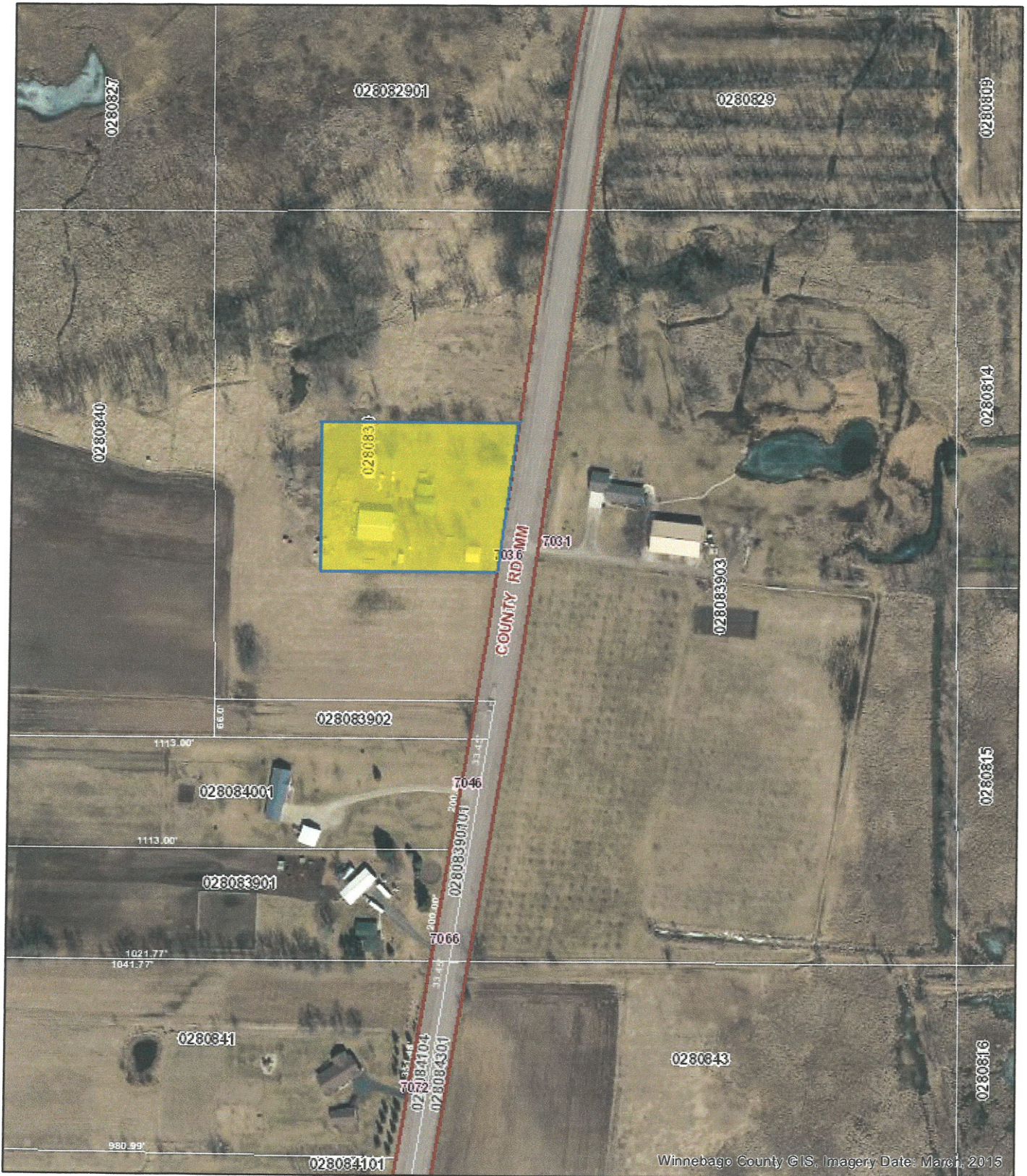


November 21, 2018



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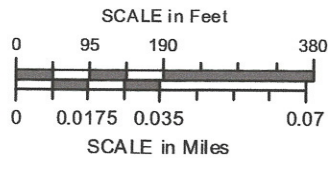
Town of Winchester ReZoning Part of Parcel 028-0839



Winnebago County GIS, Imagery Date: March, 2015



November 21, 2018



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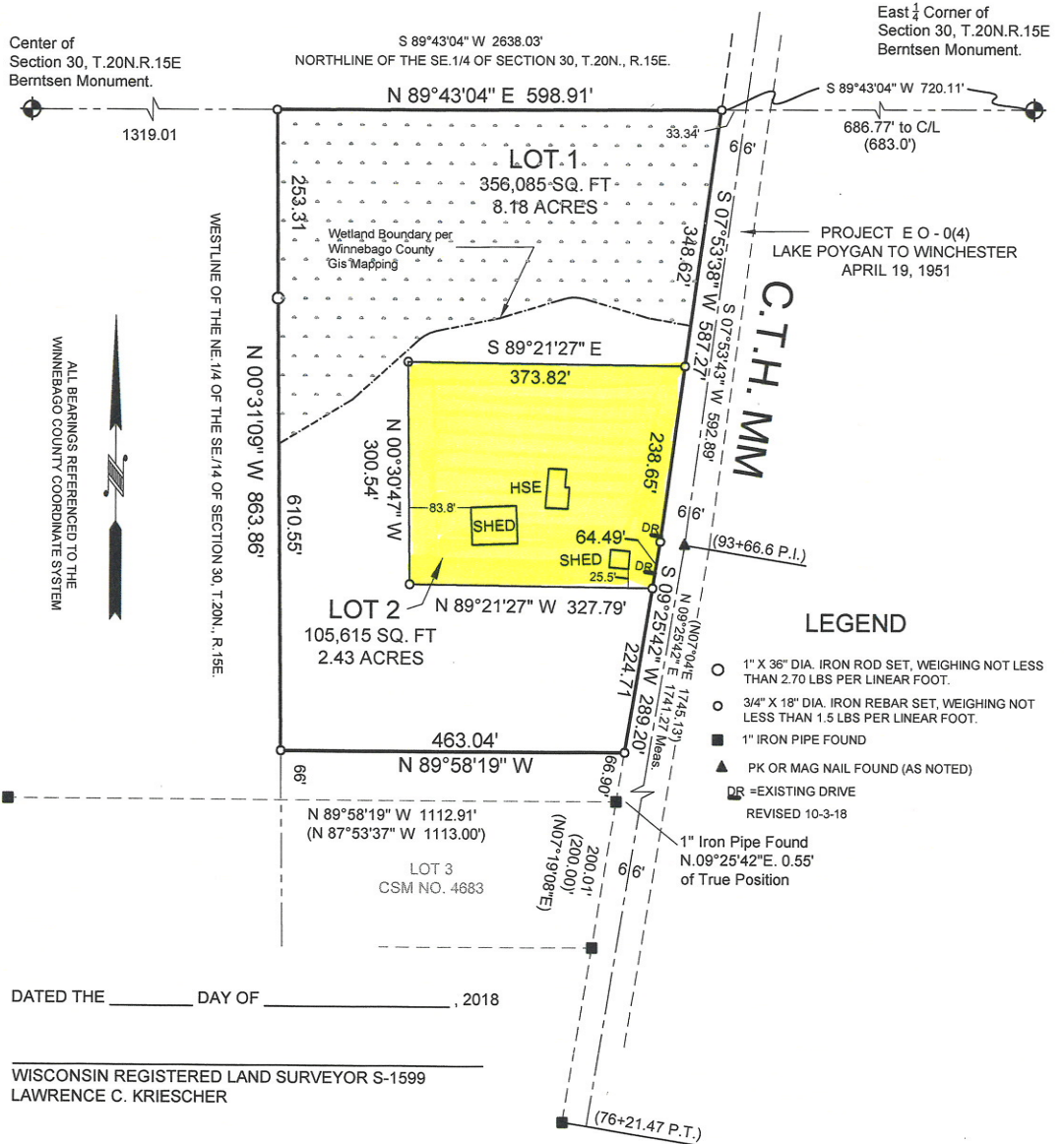
STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 30, T.20N., R.15E.
TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 3

SURVEY FOR: STEVEN DOEHLING
7036 COUNTY ROAD MM
LARSEN, WI 54947



L.C.KRIESCHER AND ASSOCIATES LLC
5251 GRANDVIEW ROAD
LARSEN, WI 54947
920-836-3576

BOUNDARY SURVEY
&
LAND DESIGN

PROJECT NO. 2017-11-01
FILE NO. DOEHLING.DWG
NOTEBOOK: 20 PAGE: 76

0 200 400

DWG. NO. L- 501

THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

A PART OF THE NE. 1/4 OF THE SE. 1/4 OF SECTION 30, T.20N., R.15E.
TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR OF L.C. KRIESCHER AND ASSOCIATES LLC., CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED UNDER THE DIRECTION OF STEVEN DOEHLING A PART OF THE NORTHEAST QUARTER (NE. 1/4) OF THE SOUTHEAST QUARTER (SE. 1/4) OF SECTION THIRTY (30), T.20N., R.15E. TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN CONTAINING 10.61 ACRES (461702 SQUARE FEET) OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE S.89°43'04"W. 720.11 FEET ALONG THE NORTHLINE OF THE SE. 1/4 OF SAID SECTION 30 TO A POINT ON THE WESTLY LINE OF COUNTY ROAD MM AND THE POINT OF BEGINNING; THENCE S.07°54'38"W. 587.27 FEET ALONG THE WESTERLY LINE OF COUNTY ROAD MM; THENCE S.09°25'42"W. 289.20 FEET ALONG SAID LINE; THENCE N.89°58'19"W. 463.04 FEET TO A POINT ON THE EAST LINE OF THE NE. 1/4 OF THE SE. 1/4 OF SAID SECTION 30; THENCE N.00°31'09"W. 863.86 FEET ALONG SAID LINE TO A POINT ON THE NORTH LINE OF THE SE. 1/4 OF SAID SECTION 30; THENCE N.89°43'04"E. 598.91 FEET ALONG SAID LINE TO THE POINT OF BEGINNING AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY AND THE TOWN OF WINCHESTER IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2018

WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE TOWN BOARD OF THE TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

DATED

TOWN BOARD REPRESENTATIVE

CERTIFICATE OF TOWN TREASURER:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF WINCHESTER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES SPECIAL ASSESSMENTS AS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATED

TOWN TREASURER

OWNER OF RECORD IS STEVEN S. DOEHLING
THIS C.S.M. IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT 1485688
THIS C.S.M. IS CONTAINED IN ALL OF TAX PARCEL NO.028-0839

WINNEBAGO COUNTY CERTIFIED SURVEY MAP

A PART OF THE NE.1/4 OF THE SE.1/4 OF SECTION 30, T.20N., R.15E.
TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

STEVEN S. DOEHLING DATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018 THE ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____ WISCONSIN

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE:

A PART OF THE NE.1/4 OF THE SE.1/4 OF SECTION 30, T.20N., R.15E. TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, IS HEREBY APPROVED

DATE BY: AUTHORIZED REPRESENTATIVE

COUNTY TREASURER'S CERTIFICATE:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS OF _____, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY.

DATED COUNTY TREASURER

DATED THE _____ DAY OF _____, 2018

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



December 17, 2018

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Dear Mr. Rowe,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning submitted by Steven Doehling, 8468 Lee Street, Larsen, WI 54947 for the property located at 7036 County Road MM, Larsen, WI 54947 in the Town of Winchester and being specifically described as Tax ID 028-0839, Sec. 30, T20N-R15E NE SE EXC COM WL OF HWY & SL S E NE N 400 FT W 435.6 FT SWLY 400 FT E 435.6 FT TO POB & EXC D484693 D485659 & EXC PT LYG E OF WL OF HWY MM 12.60 Acres, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,

Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer