

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 2021-ZC-5500 filed with the County Clerk by:

SCHRAM TST, EDWARD T ; SCHRAM, KENNETH ; STREBELINSKI, CANDIE A ; STREBELINSKI, DOUGLAS J, Town of NEPEUSKUN and referred to the Planning and Zoning Committee on 1/19/2021 and

WHEREAS, a Public Hearing was held on 1/26/2021, pursuant to mailed and published notice as provided by as on the following:

**PROPERTY INFORMATION:**

Owner(s) of Property: SCHRAM TST, EDWARD T ; SCHRAM, KENNETH ; STREBELINSKI, CANDIE A ; STREBELINSKI, DOUGLAS J  
Agent(s): LENZ, DONALD - GREEN LAKE SURVEYING COMPANY

Location of Premises Affected: 9621 Hilke Rd & part of adjacent property to the W RIPON, WI 54923

Legal Description: Being all of Lot 1 and part of Lot 2 of CSM-3595 located in part of the NW 1/4 of the NW 1/4, Section 31, Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

Tax Parcel No.: 014-0602(p), 014-0602-01

Sewer:  Existing  Required  Municipal  Private System  
Overlay:  Airport  SWDD  Shoreland  
 Floodplain  Microwave  Wetlands

WHEREAS,  
Applicant is requesting a rezoning to R-1 Rural Residential,  
And  
WHEREAS, we received notification from the Town of NEPEUSKUN recommending Approval  
And  
WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, making the following findings:

The Town of NEPEUSKUN has Approved. Town action is advisory due to shoreland jurisdiction. Town has right of approval or denial per terms of zoning ordinance.

Town findings for Approval were as follows:

- 1.) Town does have an adopted land use plan.
- 2.) Action does agree with adopted plan.

The Town of Nepeuskun has approved (Town action is advisory due to shoreland jurisdiction)

- 1) There were no objections.
- 2) Proposed use is compatible with adjacent uses.
- 3) Zoning map amendment is required as a condition of csm approval and will place development in appropriate zoning district.

Findings were made in consideration of Section 23.7-5(b)(1),(2),&(3).

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending Approval by a vote of 5-0

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby [ADOPTED] OR [DENIED].

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For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 02/001/21**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2021-ZC-5500 as follows:

Being all of Lot 1 and part of Lot 2 of CSM-3595 located in part of the NW 1/4 of the NW 1/4, Section 31, Township 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin.

FROM: A-2 General Agriculture,

TO: R-1 Rural Residential,

Adopted/ Denied this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Shiloh Ramos, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mark Harris  
County Executive

County Board Supervisory district 33 - EGAN

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING ALL OF LOT 1 AND A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3935 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.



*Donald W. Lenz*  
 Donald W. Lenz, WI P. L. S. No. S-2003

Dated this 3rd day of November, 2020.

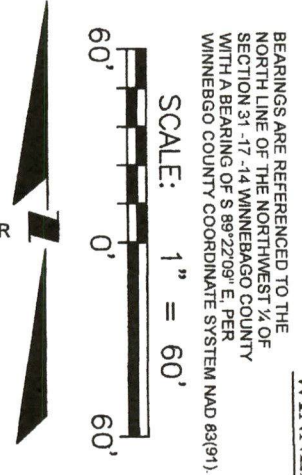
**OWNER(S):**  
 DOUGLAS J. AND  
 CANDIE A. STREBELINSKI  
**ADDRESS:**  
 9621 HILKE ROAD  
 RIPON, WISCONSIN 54971

**OWNER(S):**  
 KENNETH SCHRAM  
**ADDRESS:**  
 N7669 37TH AVENUE  
 BERLIN, WISCONSIN 54923

**OWNER(S):**  
 EDWARD T. SCHRAM  
 TRUST UNDER WILL  
**ADDRESS:**  
 N8066 FOREST RIDGE ROAD  
 BERLIN, WISCONSIN 54923

**LEGEND:**

- SECTION CORNER MONUMENT FOUND ALUMINUM MONUMENT UNLESS NOTED
- 2" DIA. IRON PIPE FOUND
- OBLITERATED SECTION CORNER
- 3/4" DIA. REBAR FOUND
- 3/4" DIA. X 18" REBAR SET
- 1.50 LBS PER LINEAL FOOT



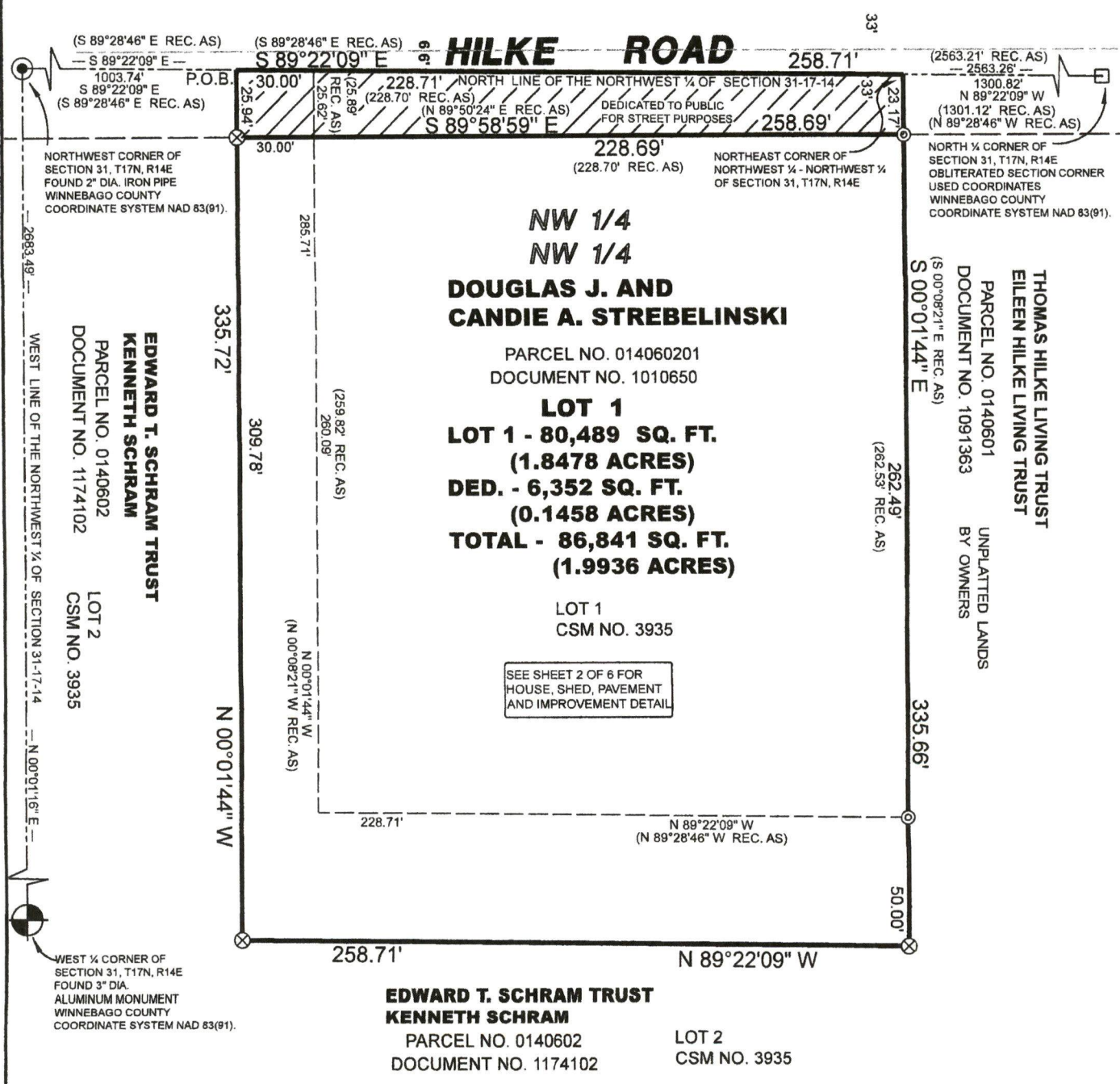
**GREEN LAKE SURVEYING COMPANY**  
 P.O. BOX 131  
 Green Lake, Wisconsin 54941  
 Phone: (920) 294-6666  
 survey@greenlakesurveyingcompany.com  
 www.greenlakesurveyingcompany.com

WINNEBAGO, COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE



# CERTIFIED SURVEY MAP

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 Dated this 3rd day of November, 2020.

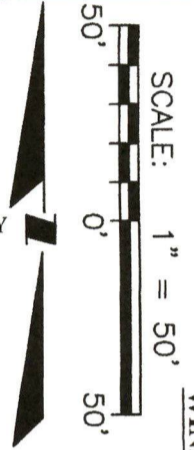
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## HOUSE, SHED, PAVEMENT AND IMPROVEMENT DETAIL

WINNEBAGO, COUNTY

CERTIFIED SURVEY MAP

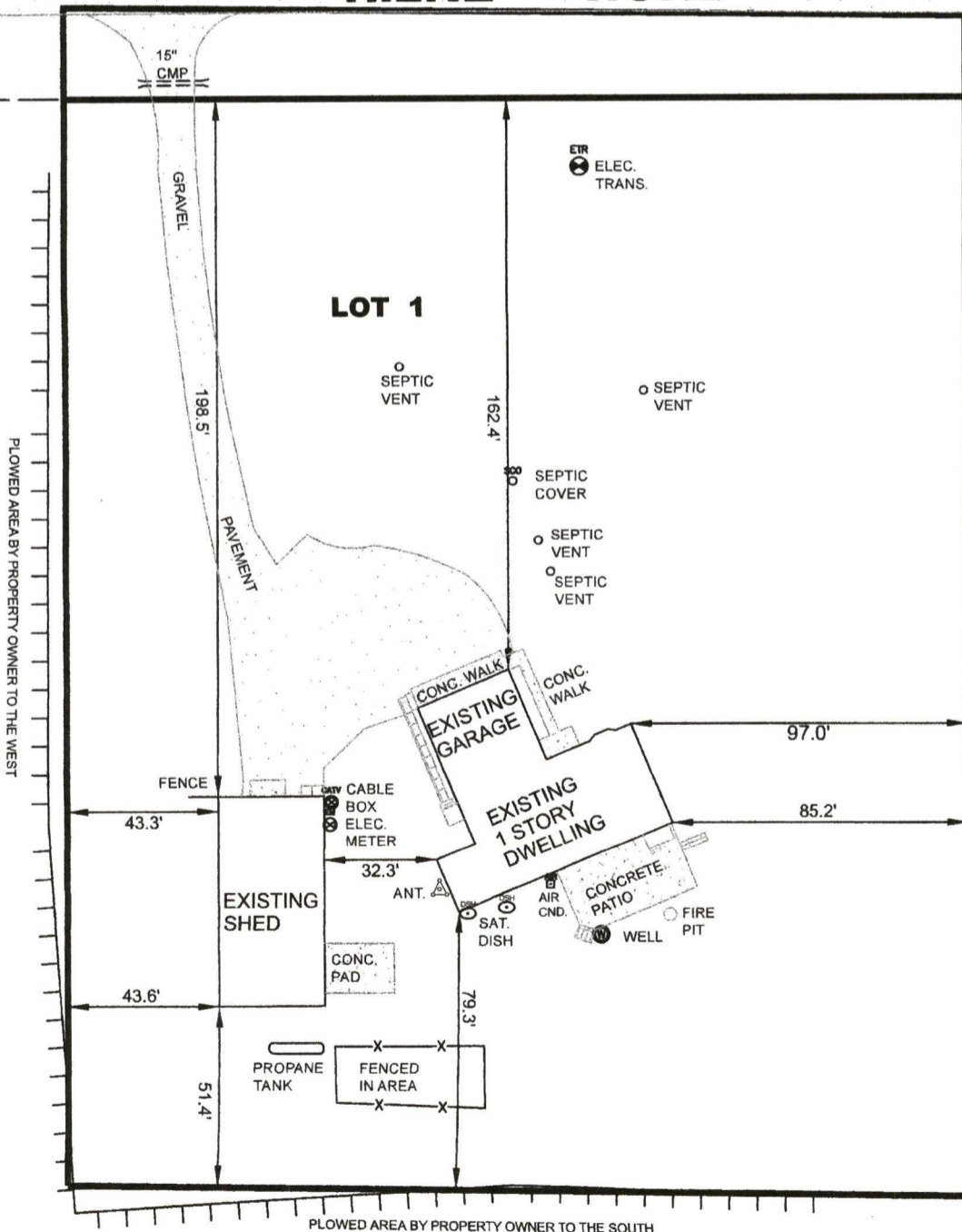
VOLUME

PAGE

ASPHALT

### HILKE ROAD

PAVEMENT



# CERTIFIED SURVEY MAP

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## SURVEYOR'S CERTIFICATE:

\*\*\*\*\*

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of Douglas J. and Candie A. Strebelski, as owner's thereof, and as representatives for Kenneth Schram and the Edward T. Schram Trust Under Will, as owners thereof, surveyed lands being all of Lot 1 and a part of Lot 2 of Certified Survey Map No. 3935, as recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 20, 1998 in Volume 1 on Page 3935 of Certified Survey Maps, located in part of the Northwest ¼ of the Northwest ¼ of Section 31, Town 17 North, Range 14 East, Town of Nepeuskun, Winnebago County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest corner of said Section 31; thence South 89°-22'-09" East along the north line of the Northwest ¼ of said Section 31, 1003.74 feet to the Place of Beginning of lands hereinafter described; thence continue South 89°-22'-09" East along said north line, 258.71 feet to the northeast corner of said Lot 1; thence South 00°-01'-44" East along the east line of said Lot 1, 335.66 feet; thence North 89°-22'-09" West, 258.71 feet; thence North 00°-01'-44" West, 335.72 feet to the Place of Beginning. Containing 1.8478 acres (80,489 sq. ft.) and 6,352 sq. ft. (0.1458 acres) of dedicated land. Being subject to a road right-of-way easement for Hilke Road as shown on Sheet 1 of this Certified Survey Map. Also being subject to all easements and restrictions of record thereof if any.

I further certify that such survey thereof made, and that is a correct representation of all exterior boundaries of the land surveyed and the division I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes, Winnebago County and the Town of Nepeuskun Subdivision Ordinances in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING CO.

Green Lake, Wisconsin



Donald W. Lenz, WIP: L.S. No. 2003

Dated this 3<sup>rd</sup> day of November, 2020.



GREEN LAKE SURVEYING CO.

P.O. Box 131

Green Lake, Wisconsin 54941

Phone: (920) 294-6666

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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## OWNER'S CERTIFICATE:

We, Douglas J. and Candie A. Strebelinski, as owner's thereof, hereby certify that we have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, dedicated, monumented, divided and mapped as represented by this Certified Survey Map.

We further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) Winnebago County Planning and Zoning Committee
- 2) Town of Nepeuskun Planning Commission
- 3) Town Board of Nepeuskun

WITNESS the hand and seal of Douglas J. and Candie A. Strebelinski this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Douglas J. Strebelinski, Owner

\_\_\_\_\_  
Candie A. Strebelinski, Owner

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY)SS

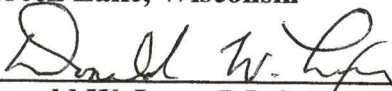
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named Douglas J. and Candie A. Strebelinski, to be known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Wisconsin Notary Public

Print Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

GREEN LAKE SURVEYING CO.  
Green Lake, Wisconsin



Donald W. Lenz, P.L.S. No. 2003  
Dated this 3<sup>rd</sup> day of November, 2020.



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### OWNER'S CERTIFICATE:

We, Kenneth Schram and Candice Schram, as Trustee of the Edward T. Schram Trust Under Will, as owner's thereof, hereby certify that we have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, dedicated, monumented, divided and mapped as represented by this Certified Survey Map.

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- 3) Town Board of Nepeuskun

WITNESS the hand and seal of Kenneth Schram and Candice Schram this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kenneth Schram, Owner

\_\_\_\_\_  
Candice Schram, Trustee of the Edward T. Schram Trust Under Will, Owner

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named Kenneth Schram and Candice Schram, to be known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Wisconsin Notary Public

Print Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

GREEN LAKE SURVEYING CO.  
Green Lake, Wisconsin

*Donald W. Lenz*

Donald W. Lenz, P.L.S. No. 2003  
Dated this 3<sup>rd</sup> day of November, 2020.

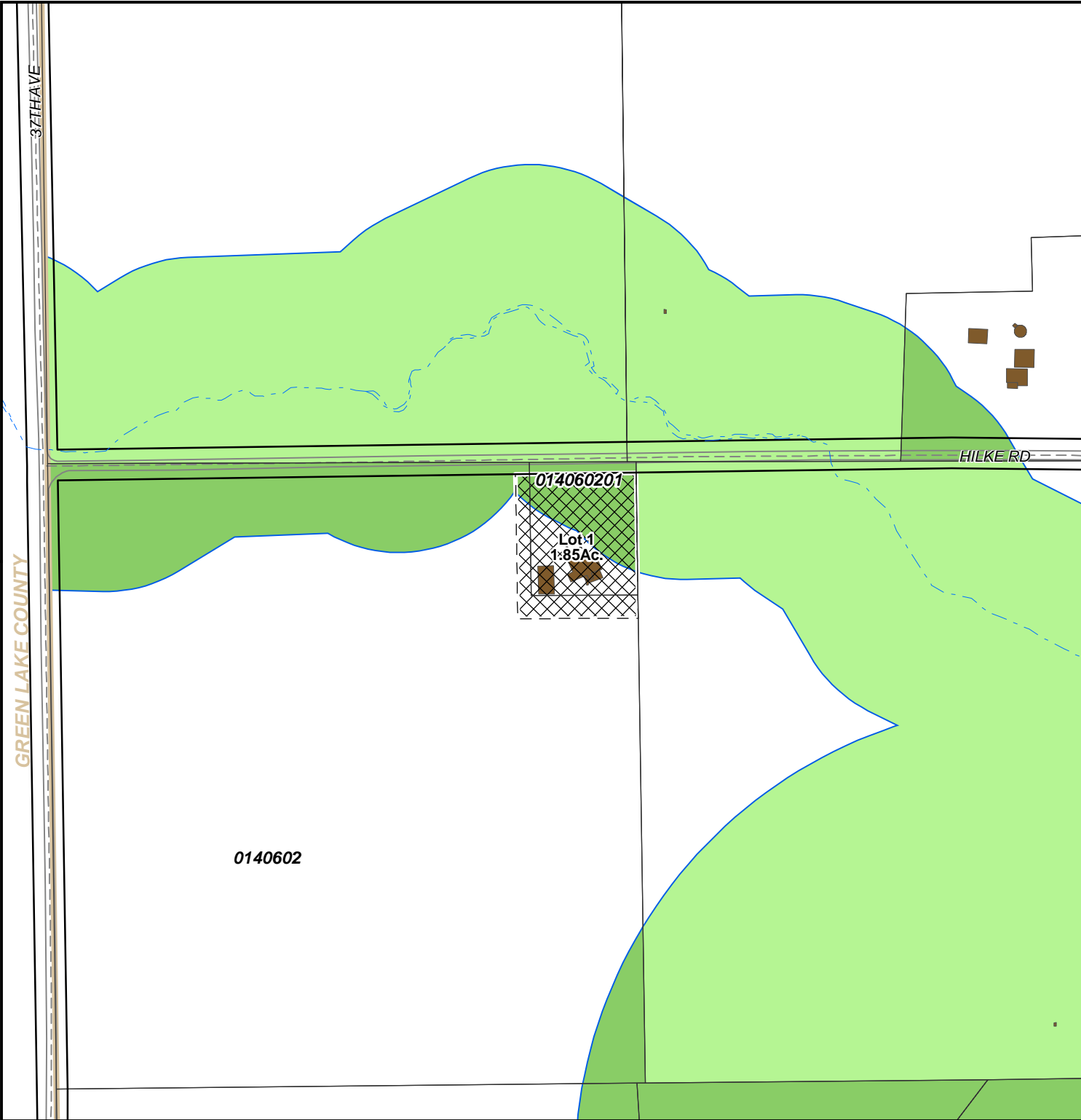


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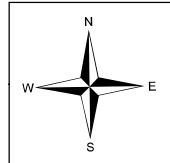


**Application #21-ZC-5500**

Date of Hearing:  
 January 26, 2021

Owner(s):  
 STREBELINSKI, DOUGLAS J /  
 STREBELINSKI, CANDIE A and  
 SCHRAM, KENNETH /  
 SCHRAM TST, EDWARD T

Subject Parcel(s):  
 014060201 & 0140602(P)



Winnebago County  
 WINGS Project

**Scale**  
 1 inch : 300 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

37TH AVE

GREEN LAKE COUNTY

HILKE RD

014060201

Lot 1  
 1:85AC.

0140602

○ = SITE

**Application #21-ZC-5500**

Date of Hearing:

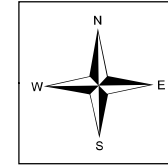
January 26, 2021

Owner(s):

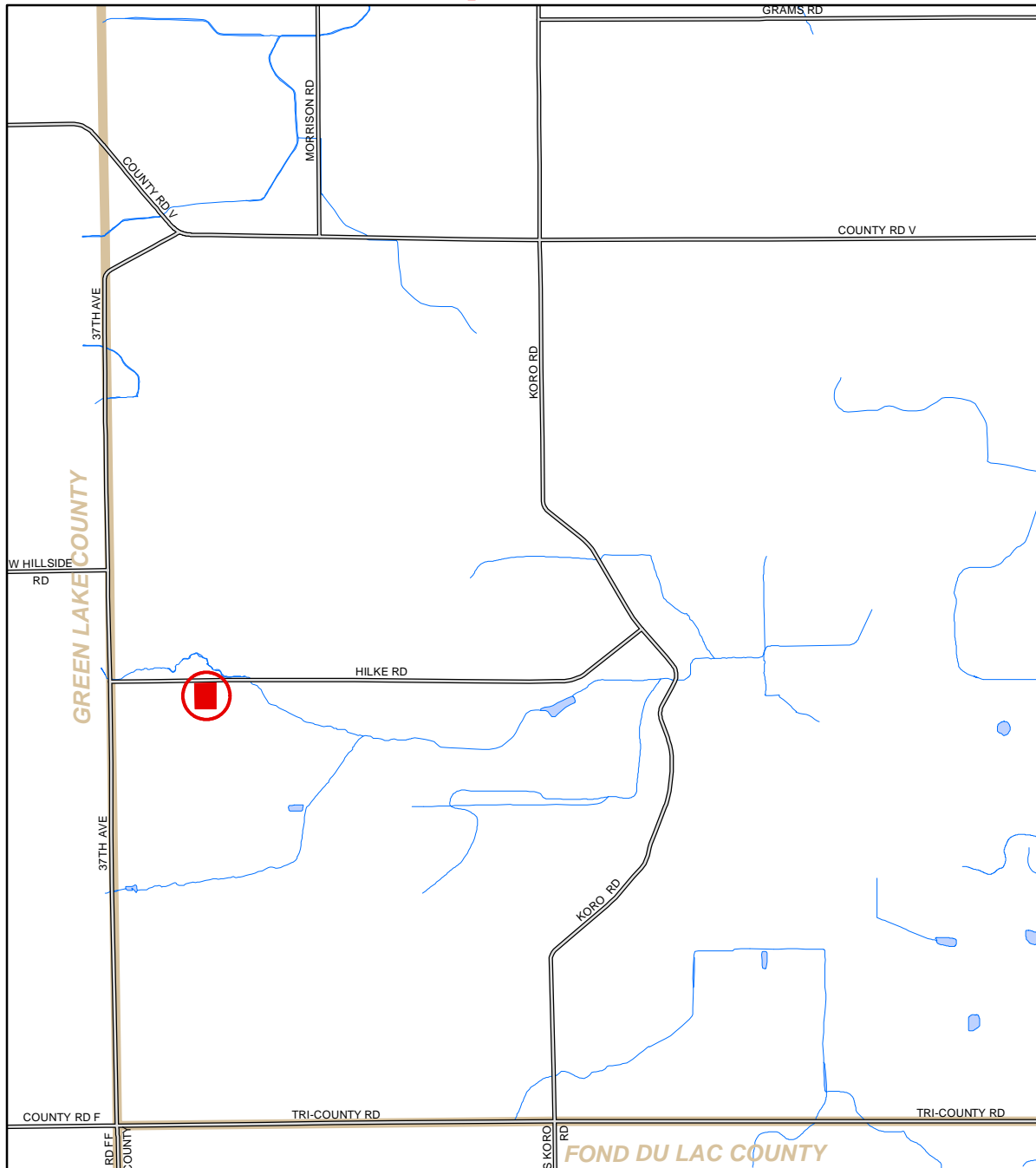
STREBELINSKI, DOUGLAS J /  
STREBELINSKI, CANDIE A and  
SCHRAM, KENNETH /  
SCHRAM TST, EDWARD T

Subject Parcel(s):

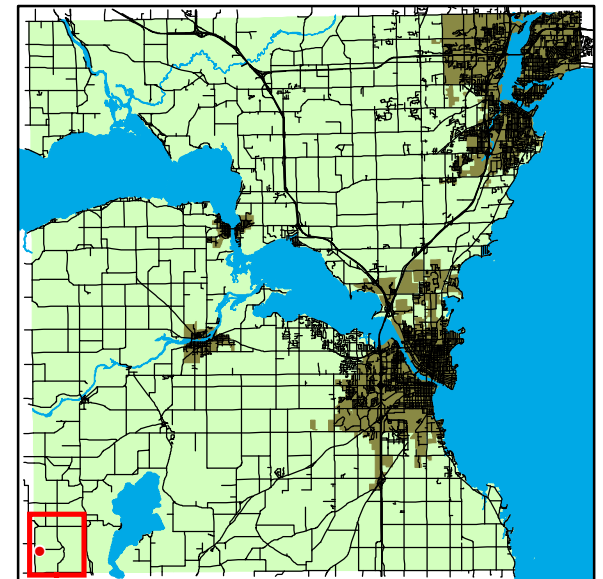
014060201 & 0140602(P)



Winnebago County  
WINGS Project



● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**