

DATE: 1/18/2022

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

No. 002

To The Board of Supervisors of Winnebago County, Wisconsin:

**AMENDATORY ORDINANCE 01/02/22**

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of Brian Keller et al 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 **I-1 (Light Industrial)** of said ordinance, which it now and heretofore had, to the zoned district of **A-2 (General Agricultural 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: **028-0663-05-02**; FROM **I-1 (Light Industrial)** to **A-2 (General Agricultural District)**

**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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jon Doemel

MEMO FOR P & Z MEETING AGENDA OF JANUARY 7, 2022

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Leo M. Mohnen - Town Zoning Change (Tax ID No: 028-0348-02) – Town of Winchester.

The town zoning change for Leo M. Mohnen is consistent with Winnebago County's Future 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 future land use plan shows future land use as Environmental.

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

*BD, RK<sub>2</sub> 4-0*

2. Brian and Meghan Keller - Town Zoning Change (Tax ID No: 028-0663-05-02) – Town of Winchester.

The town zoning change for Brian and Meghan Keller is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning change from I-1 (Light Industrial) to A-2 (General Agricultural District) 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.**

*BD, MG<sub>2</sub> 4-0*

Town of Winchester *I-1 to A-2; Res*

Ordinance 2021-09

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:** Brian and Meghan Keller

**Legal description of property:** The property located at 9090 North Loop Road, Larsen, being specifically described as Tax ID 028-0663-0502, in Section 23, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from I-1 (Light Industrial District) to A-2 (General Agricultural 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 the Lot as Highway Commercial
3. A-2 (General Agricultural) zoning is consistent with the aforementioned land use district.
4. Therefore, a zoning change from I-1 to A-2 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:**

I-1 (Light Industrial) to A-2 (General Agricultural 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 6th, day of December 2021

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0

Matthew J. Olson  
Matthew J Olson, Chairman

Attest:  
Holly Stevens  
Holly Stevens, Clerk

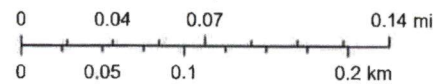
# ReZoning 028-0663-0502



12/16/2021, 4:07:30 PM

1:4,140

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| Adjacent Counties                    | Navigable - Permanent (checked)    |
| Lakes, Ponds and Rivers              | Navigable - Intermittent (checked) |
| Navigable Waterways                  |                                    |
| Navigable - Permanent (unchecked)    | Navigable - Stream (checked)       |
| Navigable - Intermittent (unchecked) | Tax Parcel Boundary                |
| Navigable - Stream (unchecked)       | Road ROW                           |
|                                      | Municipal Boundary                 |



Winnebago County GIS, Imagery Date: April 2020



# Town of Winchester

8522 Park Way, Larsen, WI 54947  
920.836.2948

December 6, 2021

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 application submitted by Brian and Meghan Keller, 8355 Mud Creek Road, Larsen, for the property located at Mud Creek Road Road, Larsen, being specifically described as Tax ID 028-0663-0502, in Section 23, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the property from I-1 (Light Industrial District) to A-2 (General Agricultural District).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Steyens". The signature is written in a cursive style and is positioned above the printed name.

Holly Steyens  
Town of Winchester Clerk

CC County Clerk, Sue Ertmer