

DATE: 1/18/2022

R E S O L U T I O N

No. 003

To The Board of Supervisors of Winnebago County, Wisconsin:

AMENDATORY ORDINANCE 01/03/22

WHEREAS, it is desirable to amend the Zoning Map of the TOWN OF WINCHESTER in accordance with the petition of Leo M Mohnen 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: **028-0348-02**; FROM **A-2 (General Agricultural District)** to **R-1 (Rural Residential 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

County Board Supervisory District 36 - Joas

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, RK₂ 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, MG₂ 4-0

A-2 to R-1, **FLU: Environmental**

Town of Winchester

Ordinance 2021-08

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: Leo M. Mohnen (Randy Mohnen, Personal Representative)

Legal description of property: The portion of the property located at 9090 North Loop Road, Larsen, being specifically described as Tax ID 028-0348-02, in Section 11, 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 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 the Lot as Single Family Residential and Woodlands
3. R-1 (Rural Residential District) zoning is consistent with the aforementioned land use district.
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.

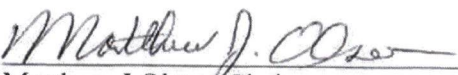
The above-described property is hereby rezoned from:

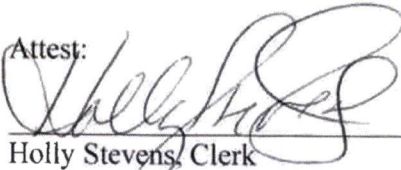
A-2 (General Agricultural District) to R-1 (Rural Residential District)

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 15th, day of November, 2021

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


Matthew J Olson, Chairman

Attest:

Holly Stevens, Clerk

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948

November 16, 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.

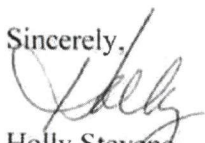
Dear Mr. Rowe,

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 Randy Mohnen, 5278 County Road II, Larsen, for a portion of the property located at 9090 North Loop Road, Larsen, being specifically described as Tax ID 028-0348-02, in Section 11, 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 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

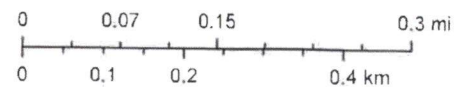
028-0348-02 Rezoning 9090 N Loop Road



10/13/2021, 6:52:06 PM

1:8,746

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



Winnebago County GIS Imagery Date: April 2020

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

OWNERS OF REC
LEO N. MOHNER (DECE
RANDY MOHNER (EXECUTIVE
9090 N. LOOP RD LARSEN

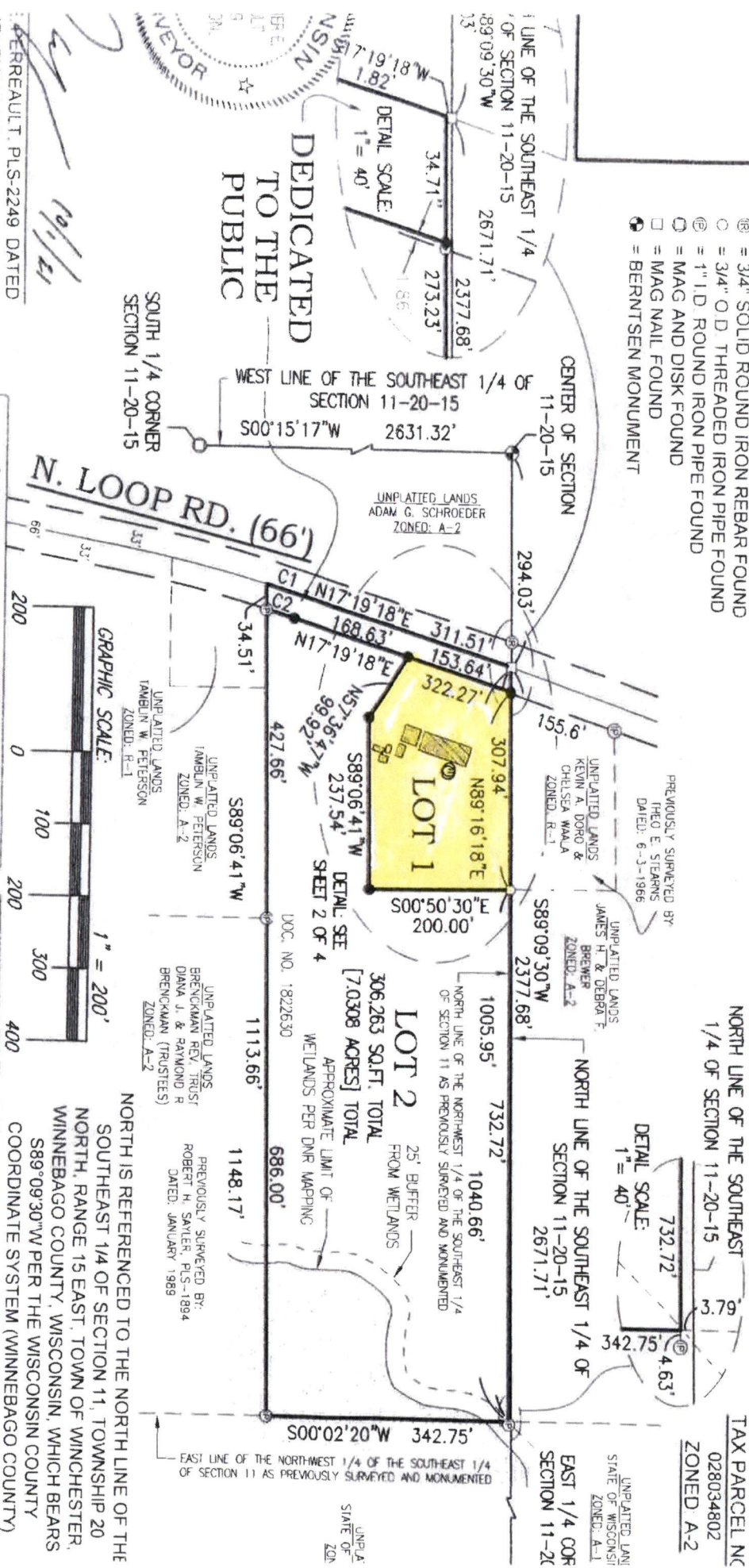
TAX PARCEL NC
028034802
ZONED A-2

- LEGEND**
- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1 502 LBS. PER LIN. FT.
 - ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
 - = 3/4" O.D. THREADED IRON PIPE FOUND
 - ⊖ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊕ = MAG AND DISK FOUND
 - ⊖ = MAG NAIL FOUND
 - ⊙ = BERNTSEN MONUMENT

PREVIOUSLY SURVEYED BY
THEO E. STEARNS
DATED: 6-3-1966

UNPLATTED LANDS
JAMES H. & DEBRA F. BREMER
ZONED: A-2

UNPLATTED LANDS
STATE OF WISCONSIN
ZONED: A-1



GRAPHIC SCALE:
1" = 200'

CURRENT A-2 BUILDING SET BACK TABLE:

STREET YARD:	30'	REAR YARD:	25'
SIDE YARD:	20'	PRINCIPAL BLDG. DETACHED:	25'
ACCESSORY BLDG.:	15'	ACCESSORY BLDG.:	15'

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	2219.46	01°20'44"	52.13	N16°38'56"E	52.13	S15°58'34"W
C2	2186.46	01°05'00"	41.34	N16°46'48"E	41.34	S16°14'18"W

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°09'30"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

PREVIOUSLY SURVEYED BY:
ROBERT H. SAUER, PLS-1894
DATED: JANUARY 1989

PERREault, PLS-2249 DATED
JANUARY 2021
JANUARY 2021
E.D.R. P.O. BOX 1297
CONSIGN 54912-1297
4168
9-29-2021
H-MRH