

**TO THE WINNEBAGO COUNTY BOARD SUPERVISORS**

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 2017-ZC-4350 filed with the County Clerk by:

TURF LLC, THOMSON ; TURF LLC, THOMSON , Town of WOLF RIVER and referred to the Planning and Zoning Committee on 12/19/2017 and

WHEREAS, a Public Hearing was held on 12/20/2017, pursuant to mailed and published notice as provided by as on the following:

**PROPERTY INFORMATION:**

Owner(s) of Property: TURF LLC, THOMSON ; TURF LLC, THOMSON  
Agent(s): KROMM, THOMAS - KROMM SURVEYING

Location of Premises Affected: 8969 COUNTY RD II FREMONT, WI 54940

Legal Description: Being a part of Government Lots 1 and 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Tax Parcel No.: 032--0096-01, 032-0096-02

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

**WHEREAS,**

Applicant is requesting a rezoning to R-2 Suburban Low Density Residential, B-3 Regional Business,

And

WHEREAS, we received notification from the Town of WOLF RIVER recommending No Response

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 WOLF RIVER has Not Responded. Town action is advisory due to shoreland jurisdiction. Town findings for No Response were as follows: None

- 1) There were no objections
- 2) Proposed use is compatible with adjacent uses
- 3) Zoning Map Amendment/Zone Change 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 of the zoning map amendment by Winnebago County Board of Supervisors 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].

\_\_\_\_\_  
For the Planning and Zoning Committee

**AMENDATORY ORDINANCE # 01/02/18**

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2017-ZC-4350 as follows:

Being a part of Government Lots 1 and 2, Section 5, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

FROM: R-1 Rural Residential,

TO: R-2 Suburban Low Density Residential,  
B-3 Regional Business,

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

**David Albrecht, Chairperson**

ATTEST:

Susan T. Ertmer, Clerk

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

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

County Board Supervisory district 36 - KRIESCHER

10/11/17  
 Revised  
 #5792  
 C. Rowe

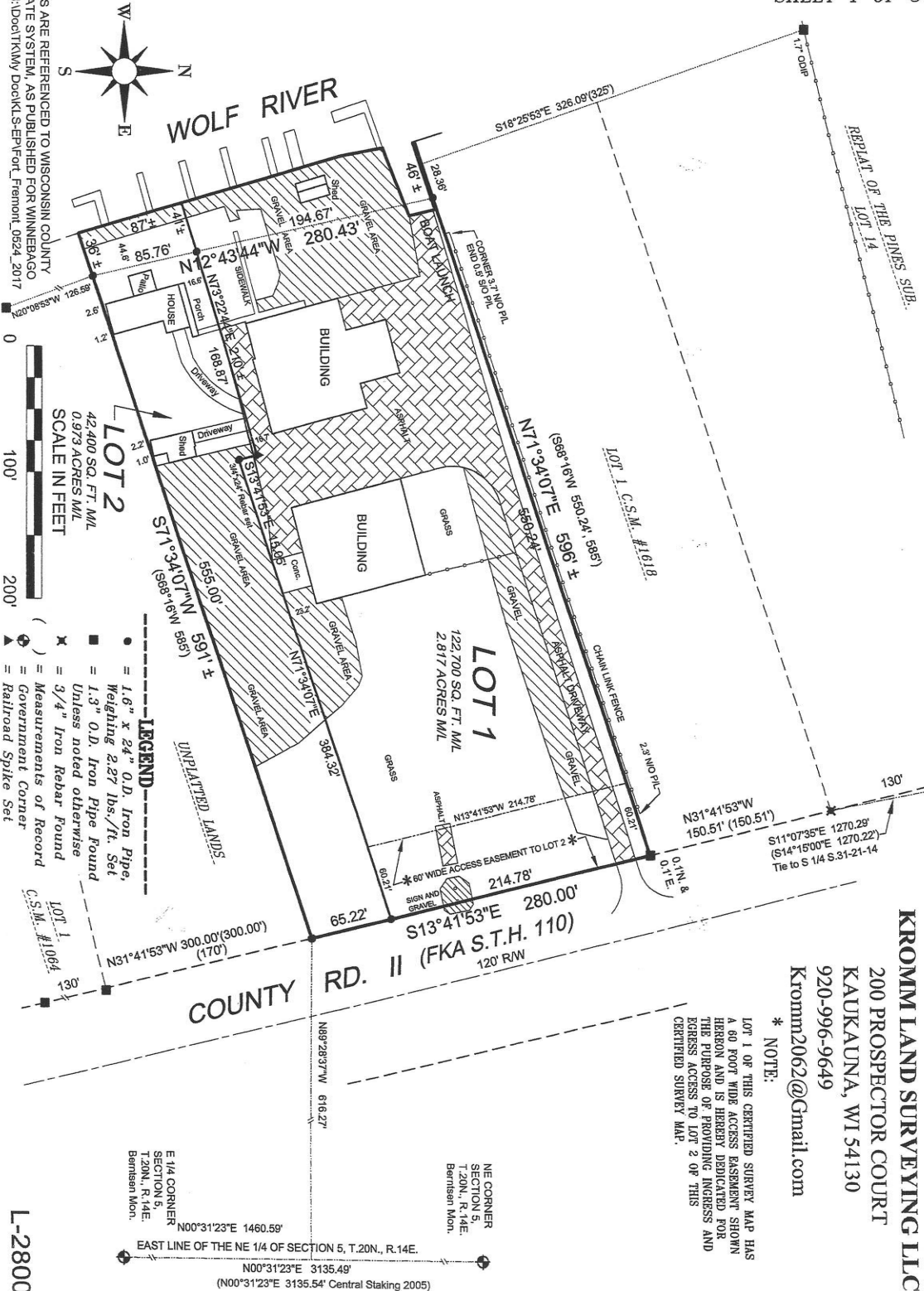
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF FRACTIONAL LOT 2 OF SECTION 5, T.20N., R.14E., IN THE TOWN OF WOLF RIVER, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR FORT FREMONT  
 8969 COUNTY ROAD II  
 FREMONT, WI 54940

SHEET 1 OF 3

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, AS PUBLISHED FOR WINNEBAGO COUNTY. H:\Doc\TKM\y Doc\KLS-EM\Fort\_Fremont\_0524\_2017



**LOT 2**  
 42,400 SQ. FT. MIL  
 0.973 ACRES MIL  
 SCALE IN FEET

**LOT 1**  
 2,817 SQ. FT. MIL  
 0.065 ACRES MIL

**LEGEND**

- = 1.6" x 24" O.D. Iron Pipe
- = Weighing 2.27 lbs./ft. Set
- = 1.3" O.D. Iron Pipe Found
- = Unless noted otherwise
- ✕ = 3/4" Iron Rebar Found
- ( ) = Measurements of Record
- ▲ = Government Corner
- ⚡ = Railroad Spike Set

**KROMM LAND SURVEYING LLC.**  
 200 PROSPECTOR COURT  
 KAUKAUNA, WI 54130  
 920-996-9649  
 Kromm2062@Gmail.com

\* NOTE:  
 LOT 1 OF THIS CERTIFIED SURVEY MAP HAS A 60 FOOT WIDE ACCESS EASEMENT SHOWN HERON AND IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS ACCESS TO LOT 2 OF THIS CERTIFIED SURVEY MAP.

NE CORNER SECTION 5, T.20N., R.14E. Bernheim Mon.  
 E 1/4 CORNER SECTION 5, T.20N., R.14E. Bernheim Mon.  
 N00°31'23"E 1460.59'  
 EAST LINE OF THE NE 1/4 OF SECTION 5, T.20N., R.14E.  
 N00°31'23"E 3135.49'  
 (N00°31'23"E 3135.54' Central Staking 2005)

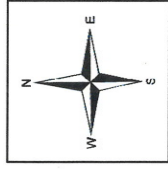
L-2800

**Application #17-ZC-4350**

Date of Hearing:  
December 20, 2017

Owner(s):  
Thomson Turf LLC

Subject Parcel(s):  
032009602



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



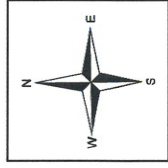
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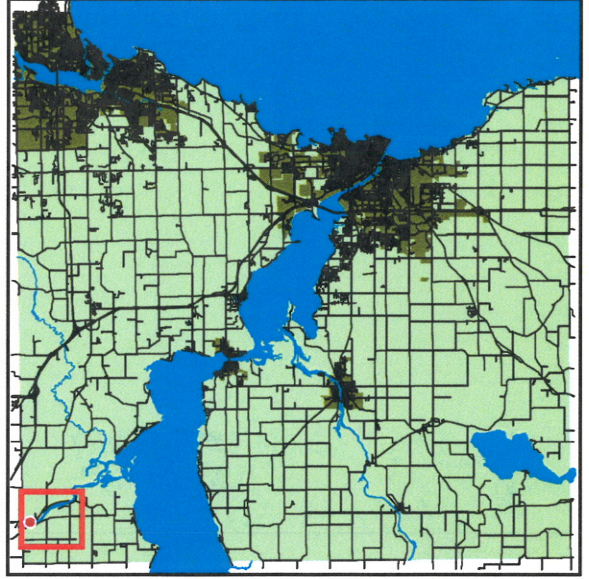
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*Winnebago County  
WINGS Project*

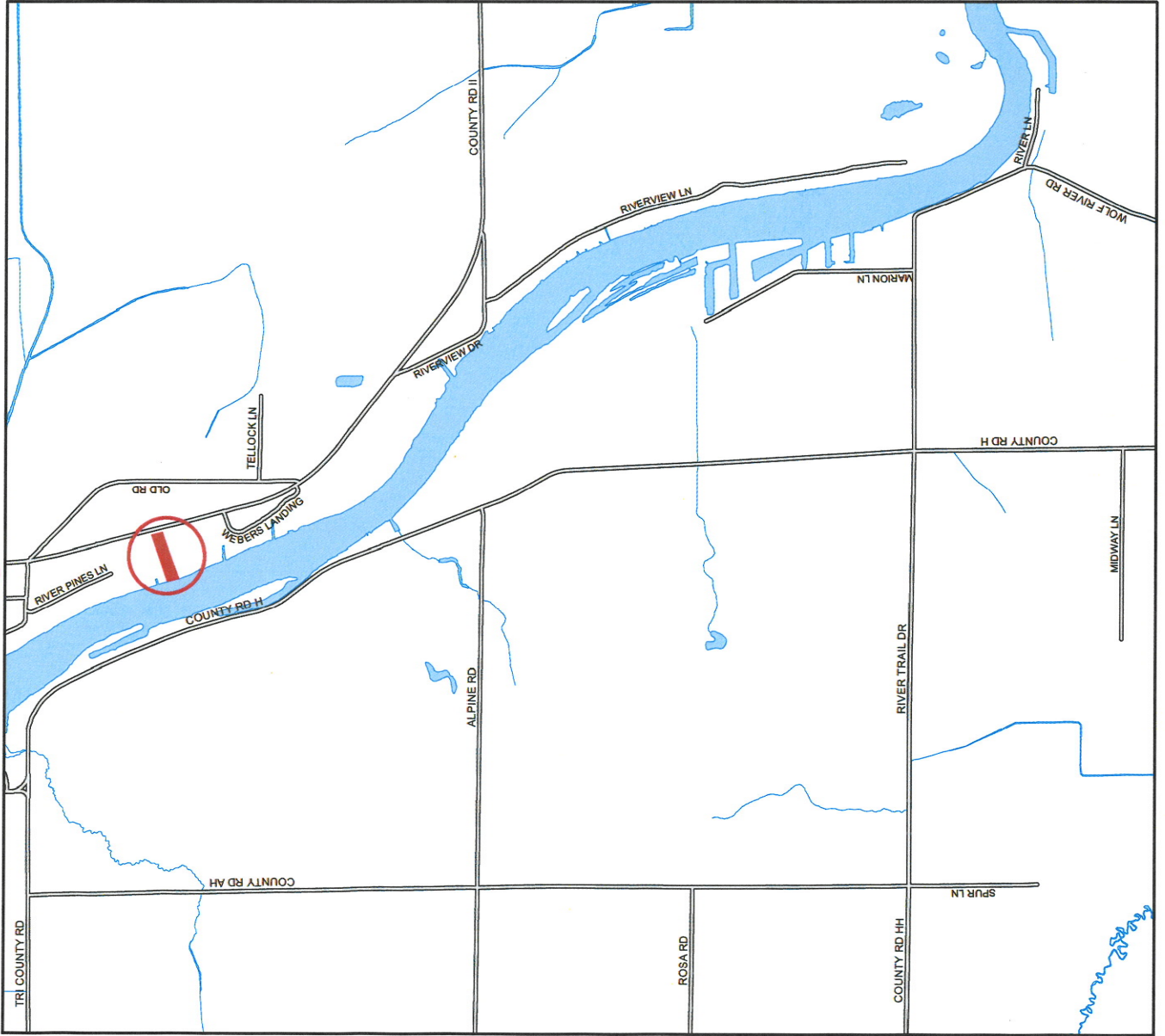


● = SITE



**WINNEBAGO COUNTY**

○ = SITE



1 inch : 2,000 feet