

TO THE WINNEBAGO COUNTY BOARD SUPERVISORS

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 2016-ZC-3410 filed with the County Clerk by:

WILDWOOD CREEK LLC Town of WINNECONNE and referred to the Planning and Zoning Committee on 1/26/2016 and

WHEREAS, a Public Hearing was held on 1/27/2016, pursuant to mailed and published notice as provided by as on the following:

PROPERTY INFORMATION			
<i>Owner(s) of Property:</i> WILDWOOD CREEK LLC		<i>Agent(s):</i> MCMURTRIE, RYAN - UNITED FINANCIAL GROUP INC	
<i>Tax Parcel Number:</i> 030-03400101, 030-03400102		<i>Location of Premises Affected:</i> COURTNEY PLUMMER RD WINNECONNE, WI 54986	
<i>Legal Description:</i> Being all of Wildwood Creek Condominium, located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, and the NW 1/4 of the SE 1/4, all in Section 23, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.			
<i>Sewer District:</i> X Existing		Required	Municipal
			X Private System
<i>Overlay District:</i>			
Airport	SWDD	X Shoreland	X Floodplain
Microwave	X Wetlands		

WHEREAS,
Applicant is requesting a rezoning to PDD Planned Development District,

And

WHEREAS, we received notification from the Town of WINNECONNE 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 WINNECONNE has Approved. Town action is advisory due to shoreland jurisdiction.

Town findings for Approval were as follows:

1. Town does have an adopted plan.
2. Action does agree with Town adopted plan.

County findings for Approval were as follows:

1. Town of Winneconne has approved. Town action is advisory due to shoreland jurisdiction.
2. There were no objections.
3. Proposed use is compatible with adjacent uses.

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].

For the Planning and Zoning Committee

AMENDATORY ORDINANCE # 020116

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 2016-ZC-3410 as follows:

Being all of Wildwood Creek Condominium, located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, and the NW 1/4 of the SE 1/4, all in Section 23, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

FROM: PDD Planned Development District,

TO: PDD Planned Development District,

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

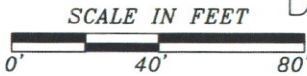
County Board Supervisory district 35

CERTIFIED SURVEY MAP NO.

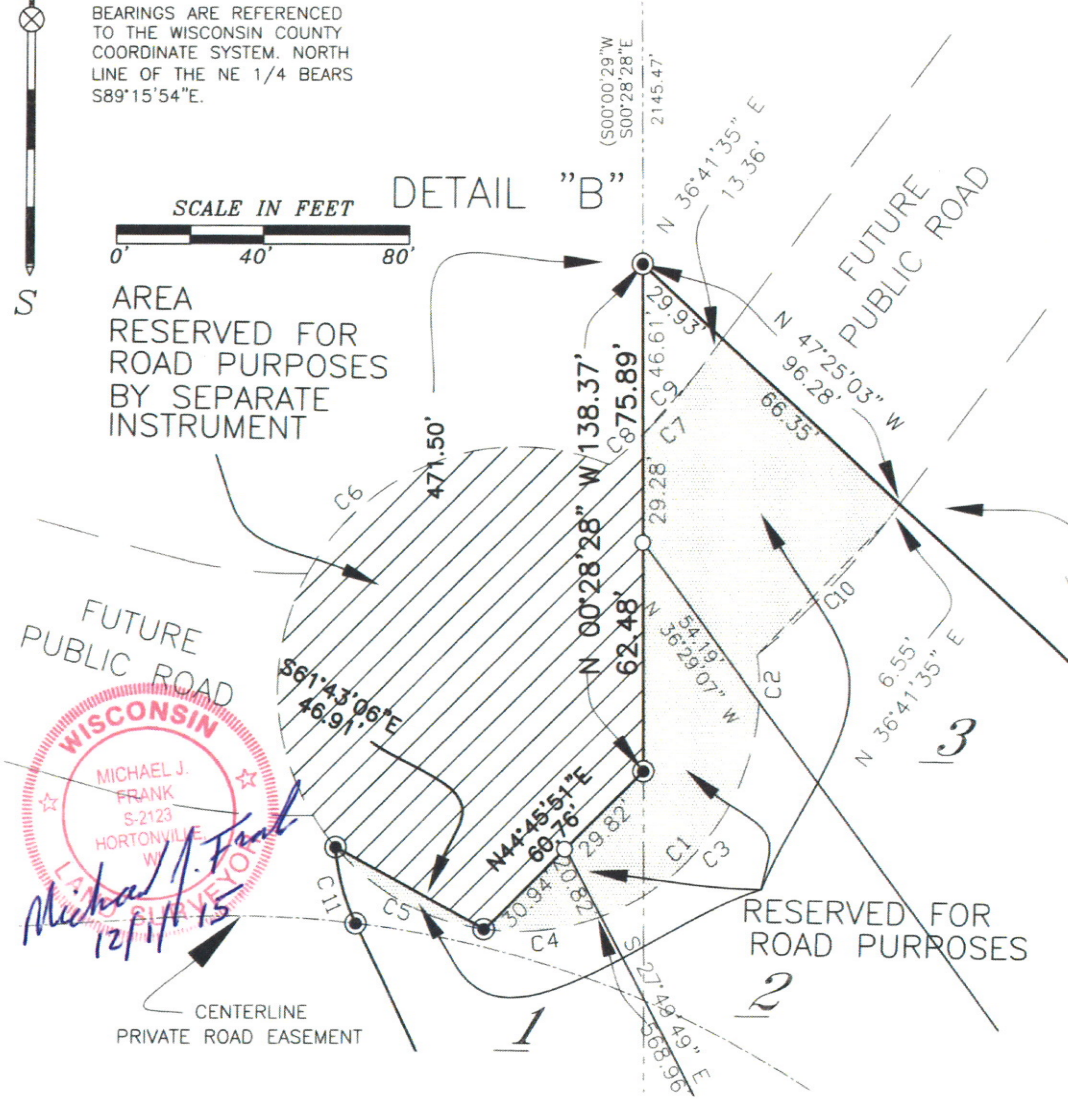
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM. NORTH LINE OF THE NE 1/4 BEARS S89°15'54"E.



AREA RESERVED FOR ROAD PURPOSES BY SEPARATE INSTRUMENT



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	299°59'42"	S38°19'54"E	66.00'	345.57'	66.00'	S 08°19'45" E	S 68°20'03" E
C2	11°16'24"	S02°41'33"E	66.00'	12.98'	12.97'	S 08°19'45" E	S 02°56'39" W
C3	66°43'35"	S36°18'26.5"W	66.00'	76.86'	72.59'	S 02°56'39" W	S69°40'14" W
C4	27°47'48"	S83°34'08"W	66.00'	32.02'	31.71'	S 69°40'14" W	N 82°31'58" W
C5	41°37'34"	N61°43'11"W	66.00'	47.96'	46.91'	N 82°31'58" W	N 40°54'24" W
C6	152°34'21"	N35°22'46.5"E	66.00'	175.75'	128.24'	N 40°54'24" W	S 68°20'03" E
C7	14°06'15"	N43°44'42.5"E	134.00'	32.99'	32.90'	N 50°47'50" E	N 36°41'35" E
C8	05°12'42"	N48°11'29"E	134.00'	12.19'	12.18'	N 50°47'50" E	N 45°35'08" E
C9	08°53'33"	N41°08'21.5"E	134.00'	20.80'	20.78'	N 45°35'08" E	N 36°41'35" E
C10	14°23'30"	S43°53'20"W	200.00'	50.24'	50.10'	S 36°41'35" W	S 51°05'05" W
C11	20°46'13"	N15°28'14.5"W	60.00'	21.75'	21.63'	N 25°51'21" W	N 05°05'08" W

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. FRANK, WISCONSIN PROFESIONAL REGISTERED LAND SURVEYOR S-2123, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 ALL BEING IN SECTION 23, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

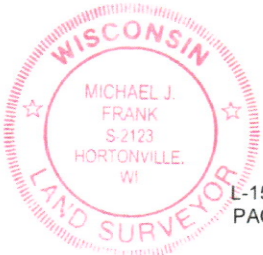
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST) ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 2,145.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 25 MINUTES 03 SECONDS EAST 1001.16 FEET (RECORDED AS SOUTH 46 DEGREES 45 MINUTES 23 SECONDS EAST 1003.34 FEET); THENCE SOUTH 89 DEGREES 42 MINUTES 15 SECONDS WEST 8.77 FEET; THENCE SOUTH 61 DEGREES 44 MINUTES 15 SECONDS WEST 41.36 FEET TO THE BEGINNING OF A MEANDER LINE; THENCE SOUTH 07 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG SAID MEANDER LINE, 313.14 FEET; THENCE SOUTH 76 DEGREES 41 MINUTES 37 SECONDS WEST, ALONG SAID MEANDER LINE, 459.12 FEET; THENCE SOUTH 32 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG SAID MEANDER LINE, 361.99 FEET TO THE TERMINATION OF SAID MEANDER LINE, SAID POINT BEING 88 FEET, MORE OR LESS, NORTH 00 DEGREES 27 MINUTES 33 SECONDS WEST OF THE WATERS EDGE OF LAKE BUTTE DES MORTS; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS WEST (RECORDED AS NORTH 00 DEGREES 04 MINUTES 32 SECONDS WEST) ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 947.16 FEET TO THE CENTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 126.21 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 21 SECONDS WEST 183.53 FEET; THENCE NORTHWESTERLY 21.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CHORD THAT BEARS NORTH 15 DEGREES 28 MINUTES 14.5 SECONDS WEST 21.63 FEET; THENCE SOUTH 61 DEGREES 43 MINUTES 06 SECONDS EAST 46.91 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 51 SECONDS EAST 60.76 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 138.37 FEET TO THE POINT OF BEGINNING, INCLUDING ALL THAT LAND LYING EASTERLY AND SOUTHERLY OF SAID MEANDER LINE AND WESTERLY AND NORTHERLY OF THE CENTER OF AN UNAMED NAVIGABLE STREAM AND THE WATERS EDGE OF LAKE BETTE DES MORTS AND BOUNDED ON THE NORTHEAST BY A LINE THAT BEARS NORTH 61 DEGREES 44 MINUTES 15 SECONDS EAST FROM SAID BEGINNING OF THE MEANDER LINE TO THE CENTER OF THE UNANAMED NAVIGABLE STREAM AND BOUNDED ON THE SOUTHWEST BY A LINE THAT BEARS SOUTH 00 DEGREES 27 MINUTES 33 SECONDS EAST FROM THE SAID TERMINATION OF THE MEANDER LINE TO THE WATERS EDGE OF LAKE BUTTE DES MORTS, CONTAINING 598,400 SQUARE FEET (13.74 ACRES) OF LAND MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY BY THE ORDER AND UNDER THE DIRECTION OF THE OWNER OF SAID LAND.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATE OF WISCONSIN STATUTES AND THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF WINNECONNE AND WINNEBAGO COUNTY, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 1st DAY OF Dec. 2015
Michael J. Frank
MICHAEL J. FRANK S-2123
WISCONSIN REGISTERED LAND SURVEYOR



2005 WILDWOOD CREEK CONDOMINIUM PLAT RECORDED COPY

WILDWOOD CREEK CONDOMINIUM

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL BEING IN SECTION 23, TOWNSHIP 14 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

SCALE IN FEET
0 75 150 300

SUBJECT	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	CHORD BEARING	PERMITS IN	PERMITS OUT
C1	81°42'24"	S 87°30'15" W	114.72'	114.72'	S 37°10'00" E	8.80'
C2	15°25'24"	S 87°30'15" W	66.49'	66.49'	S 37°10'00" E	5.00'
C3	131°46'15"	S 87°30'15" W	148.01'	148.01'	S 37°10'00" E	4.00'
C4	70°46'15"	N 87°30'15" W	114.72'	114.72'	N 37°10'00" E	8.80'

BEARING AND DISTANCE TO CORNER POINT FROM THE CENTER OF THE CURVE
CURVE DATA
RADIUS = 114.72'
CHORD BEARING = 114.72'
CHORD LENGTH = 114.72'

OWNER'S CERTIFICATE
I, MICHAEL A. WISNOM, the undersigned, hereby certify that we caused the land described above to be surveyed and mapped all as shown and we received on 11/15/05

STATE OF WISCONSIN
WINNEBAGO COUNTY
MICHAEL A. WISNOM
DATE 11/15/05



STATE OF WISCONSIN
WINNEBAGO COUNTY
MICHAEL A. WISNOM
DATE 11/15/05

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STATE OF WISCONSIN
WINNEBAGO COUNTY
MICHAEL A. WISNOM
DATE 11/15/05

PROJECT NO. 3558
SHEET 1 OF 1

MINIMUM BUILDING SETBACKS
FROM PARKING DRIVE, ROADS
OR FROM ANY LIMITED CONDOMINIUM ELEMENT BOUNDARIES
FROM THE ORDINARY HIGH WATER MARK OR NAVIGABLE WATERWAYS

NO SUBJECTS ARE PERMITTED IN THE OPEN SPACE EASEMENT

THE CONDOMINIUM PLAT IS COMPLETE WITHIN THE MEANS AND SHALL BE SUBJECT TO THE MEANS AND SHALL BE SUBJECT TO THE MEANS AND SHALL BE SUBJECT TO THE MEANS

WEST LINE OF THE 1/4 SECTION 23, TOWNSHIP 14 NORTH, RANGE 15 EAST

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WEST LINE OF THE 1/4 SECTION 23, TOWNSHIP 14 NORTH, RANGE 15 EAST

UNITED FINANCIAL GROUP, INC.
660 N. RIDGEBAY DRIVE
APPLETON, WISCONSIN 54911

PREPARED BY:
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
1 N. MASON ST., SUITE F, APPLETON, WI 54911

RECORDED AS 11/15/05

RECORDED AS 11/15/05

RECORDED AS 11/15/05

RECORDED AS 11/15/05

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RECORDED AS 11/15/05

**December 1st, 2015 CSM Map/PDD Zoning Map Amendment Narrative for Wildwood Creek LLC
by United Financial Group, Inc. ("UFG")**

UFG Contacts: Ryan McMurtrie, Vice President-Development
Phone: 920-968-8137 E-mail: RMcMurtrie@UFGGroup.net

Judy Husar, Vice President-Financial Operations
Phone: 920-968-8105 E-mail: JHusar@Ufggroup.net

Tax Parcels 030-034-001-01 and 030-034-001-02 are zoned PDD and are subject to the Winnebago County Shoreland Zoning jurisdiction. Both parcels, which are located just east of the end of Courtney Plummer Road, were approved as a Condominium Plat at the request of Brooks Brickham in December, 2005. The condominium plat, attached as Exhibit B, divided a 13.74 acre parcel with about 700' of frontage on Lake Butte Des Motes in half. The plat resulted in the creation of a legal nonconforming lot since the existing home built in 1988 slightly overlaps the property line. The attached Exhibit A is a proposed CSM map which re-divides the two lot plat in to three CSM lots. The proposed CSM corrects the legal nonconforming lot by placing the existing home on a separate lot with side yards now meeting the 10' requirements of the R-1 Rural residential district, which is used as a guideline for the PDD zoning district. By definition, the proposed CSM also requires the existing PDD to be amended.

The CSM is served by a private road, Triple B Ln., which has been in continuous use since 1988. Triple B Ln has a permanent ingress-egress easement. Each of the three lake lots exceeds 200' in width and range from 3.6 - 5.3 acres in size. The current landowner, Wildwood Creek LLC (owned exclusively by Jon and Nancy McMurtrie), purchased a one-half, undivided interest in the property from Brooks Brickham 10 years ago, and purchased the remainder 8 years ago. Jon and Nancy have resided in the home on the subject parcels for the last 10 years, and are planning to begin construction of a new home on Lot 1 of the CSM in the spring of 2016.

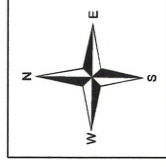
Exhibit A is substantially similar to the plan that was reviewed on September 29, 2015 with Cary Rowe. The modifications made to the Concept Plan shown to Cary Rowe were a result of incorporating feedback received from the Town of Winneconne Plan Commission and Cary Rowe. Easements referred to on the proposed CSM have been included as supplemental information. The landowner is now seeking Winnebago County approval of the proposed CSM and PDD amendment.

Application #16-ZC-3410

Date of Hearing:
January 27, 2016

Owner(s):
Wildwood Creek LLC

Subject Parcel(s):
03003400101 &
03003400102



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

Other Areas

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

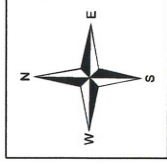


Application #16-ZC-3410

Date of Hearing:
January 27, 2016

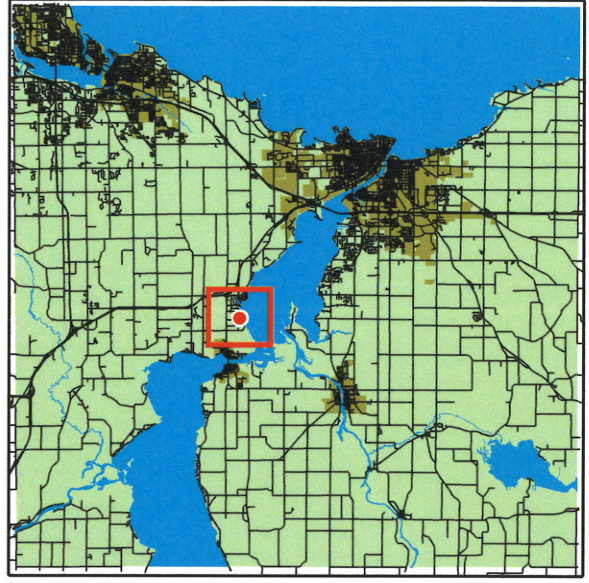
Owner(s):
Wildwood Creek LLC

Subject Parcel(s):
03003400101 & 03003400102



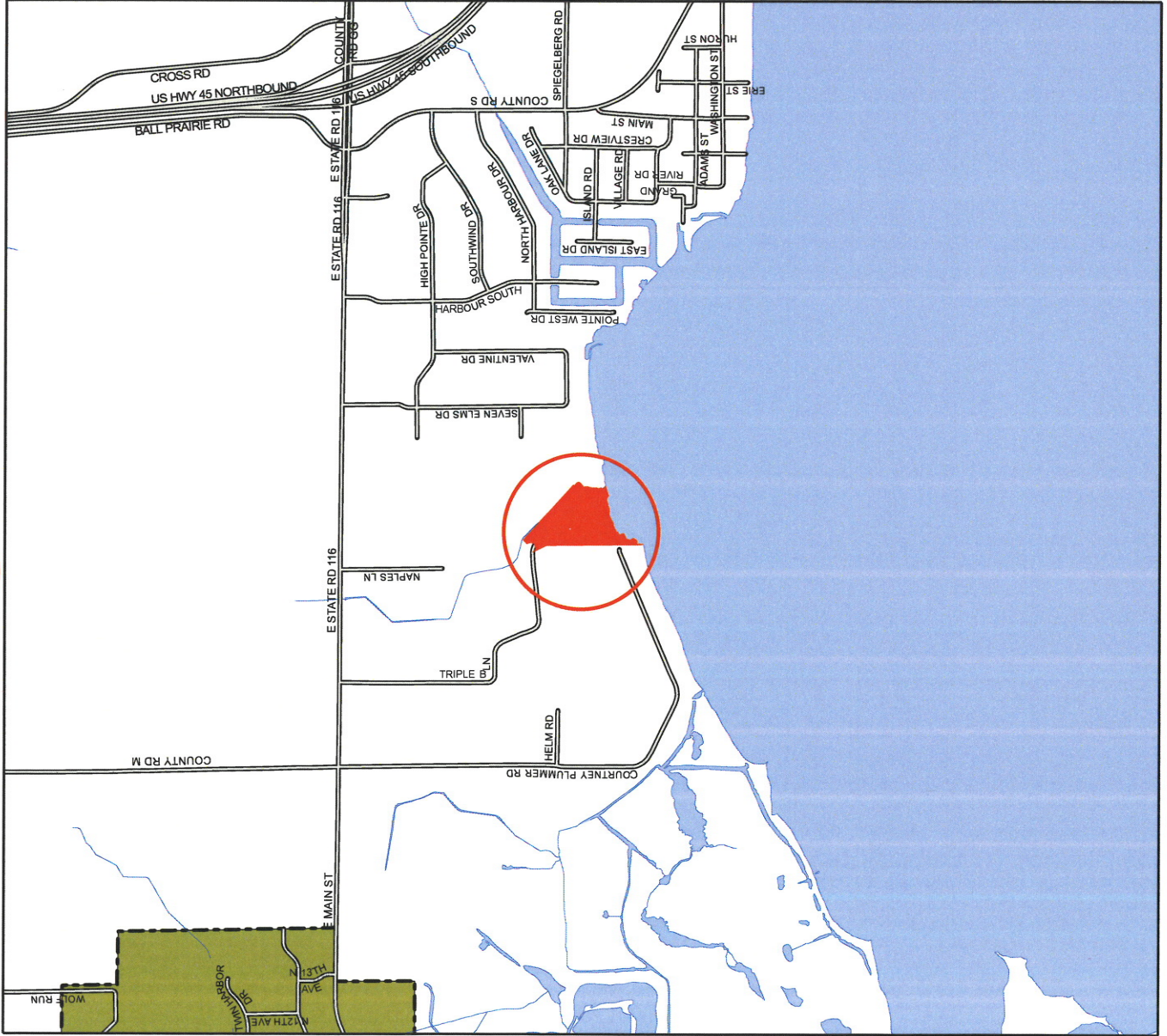
Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet