



Winnebago County

Zoning Department

The Wave of the Future

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

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Change(s)

1. Kayla & Justin Pucker - Town Zoning Change (Tax ID No(s) 004-0203-02) – Town of Black Wolf.

The town zoning change for Kayla & Justin Pucker is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land uses as Agricultural and Rural.

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

2. Victoria Paul - Town Zoning Change (Tax ID No(s) 004-0320-07) – Town of Black Wolf.

The town zoning change for Victoria Paul is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural and Rural.

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

3. Fred Werner - Town Zoning Change (Tax ID No(s) 004-0320-06) – Town of Black Wolf.

The town zoning change for Fred Werner is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future

land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Agricultural and Rural.

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

4. Storage in Black Wolf LLC - Town Zoning Change (Tax ID No(s) 004-0045-03) – Town of Black Wolf.

The town zoning change for Storage in Black Wolf is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from B-2 (Community Business) to B-3 (General Business) and Winnebago County's future land use plan which incorporates the City of Oshkosh' future land use plan, shows future land uses as Residential.

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



Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Kayla and Justin Pucker

Address of Owner: 264 Old Oregon Rd

Oshkosh WI 54902

2. Name of Applicant: Same

Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 1 of CSM-7935

4. Tax Parcel Number (if existing parcel): 004-0203-02

5. Section: 36 Town: 17 N Range: 16 E

6. Existing Zoning: A-2 Name of District: General Farming

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

➤ There are 8 residentially zoned properties within 1500 ft of this parcel.

➤ The R-1 Zoning will obtain a more favorable bank loan interest rate.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on June 27, 2022, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

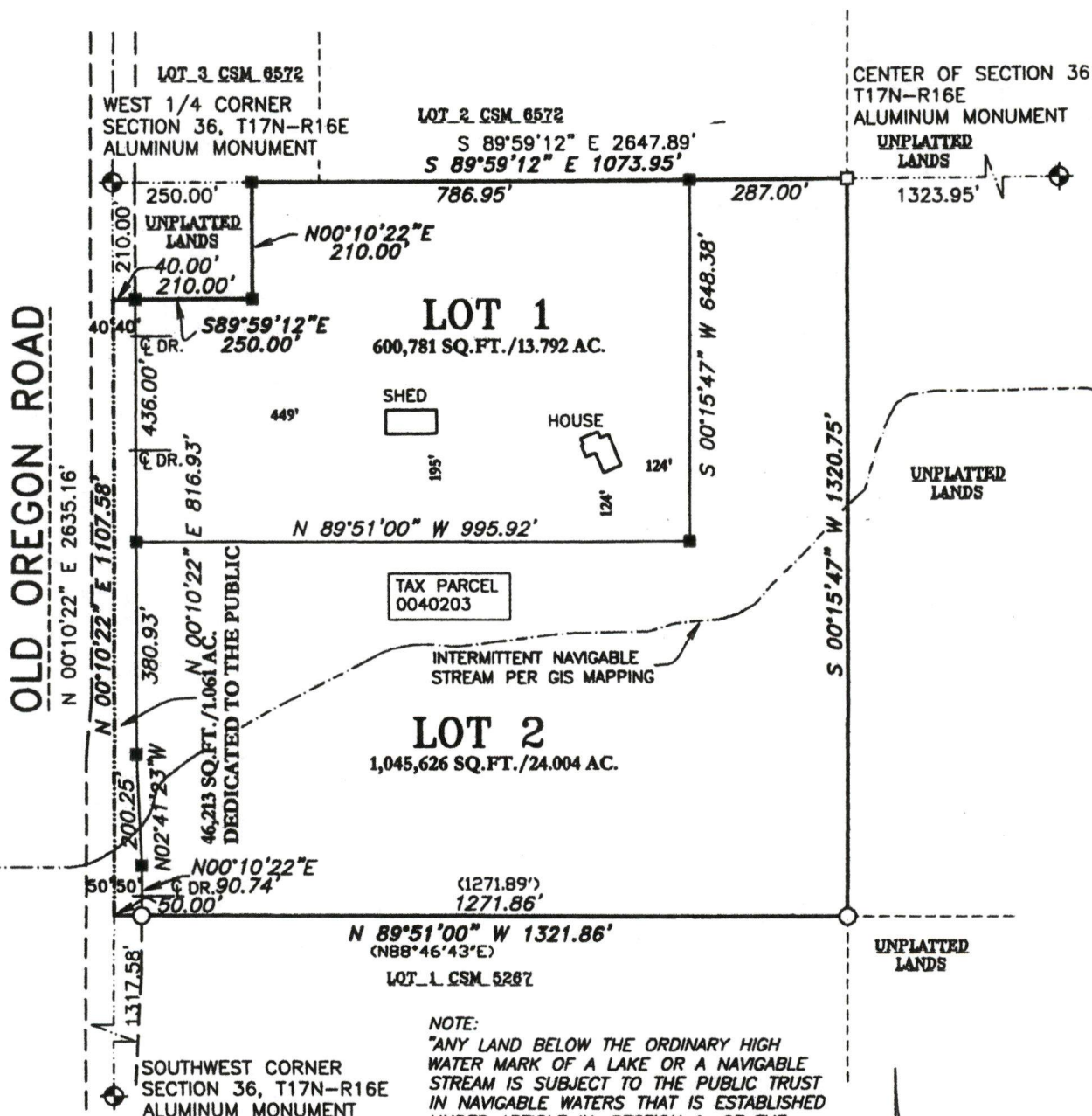
Date: 9-12-2022

UNITED SURVEY MAP NO. _____

**LOT OF THE NORTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE
16 EAST, TOWN OF BLACK WOLF, WINNEBAGO
COUNTY, WISCONSIN.**

CSM - 7935

SURVEY FOR:
JUSTIN PUCKER
N7898 LAKESHORE DRIVE
FOND DU LAC, WI 54937



LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ⊙ GOVERNMENT CORNER FOUND
- ✕ FENCE LINE
- () RECORDED AS



Scale 1 inch = 300 feet
0 150 300 600
BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM OF 1983(1991)
IN WHICH THE NORTH LINE OF THE SOUTHWEST 1/4
OF SECTION 36, BEARS S89°59'12"E



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ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Victoria Paul
Address of Owner: N5356 Orchard Ct.
Fond du Lac, WI 54937
2. Name of Applicant: Same
Address of Applicant: _____
3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 2 of CSM-7911
4. Tax Parcel Number (if existing parcel): 004-0320-07
5. Section: 19 Town: 17N Range: 17E
6. Existing Zoning: A2 Name of District: General Ag
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐
9. Findings:
 - The Town of Black Wolf has a Comprehensive Plan
 - The zoning change is in compliance with that comprehensive plan.

> There are 15 Residentially Zoned Properties
within 1000 ft of this parcel

> Parcel was subdivided from family farm.

> Zoning change required for newly created parcel to be in
compliance with the Town's Zoning Ordinance.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on march 7, 2022, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

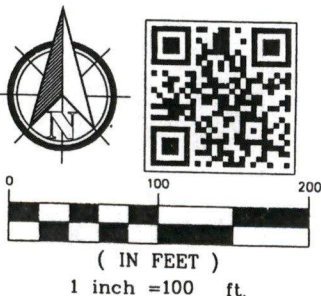
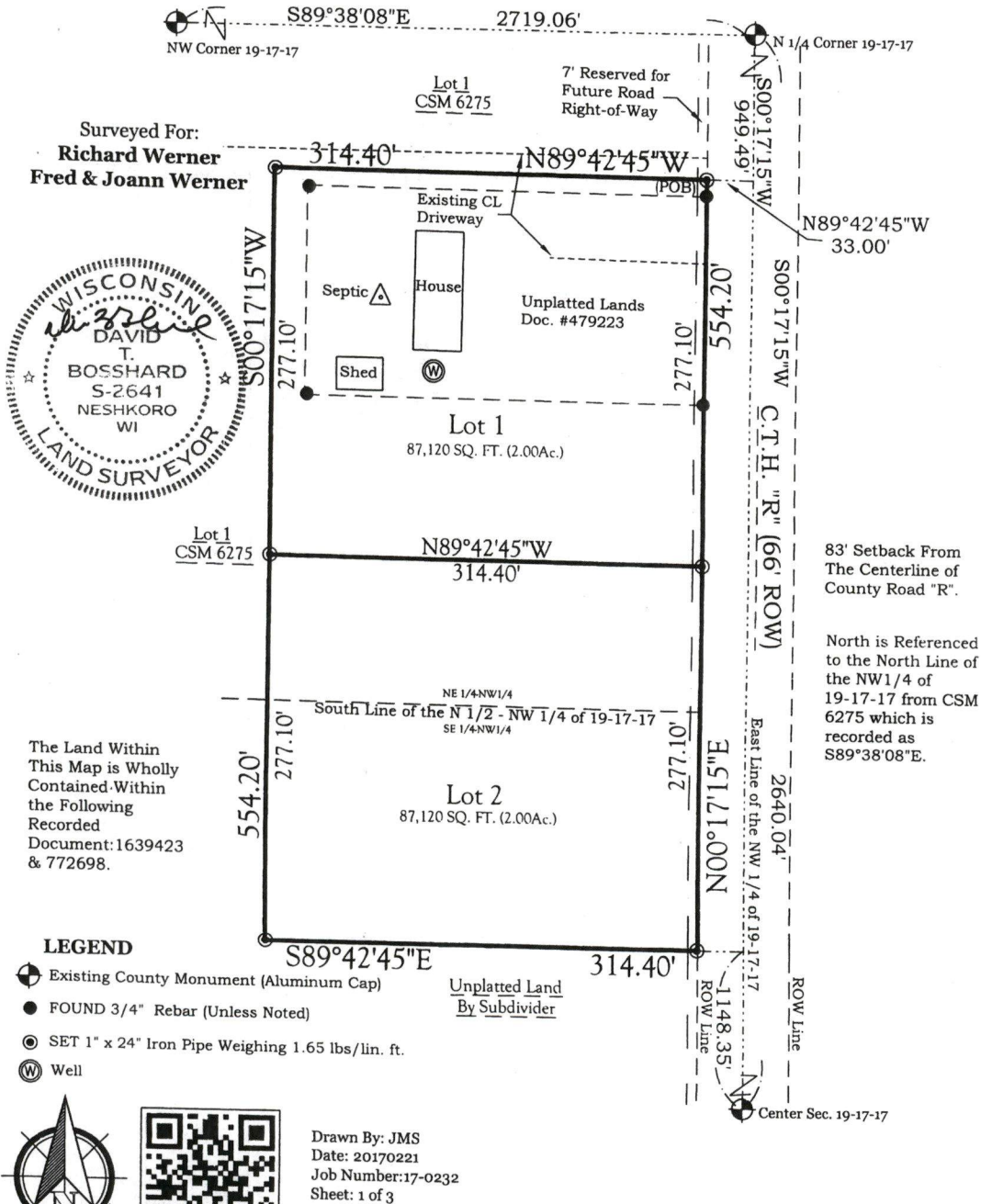
Date: 9-12-2022

WINNEBAGO COUNTY CERTIFIED SURVEY MAP # _____

V _____ P _____

CSM-7911

A Resurvey And Division of Lot 1 CSM 6275, Being A
Part of the NE 1/4 of the NW 1/4, And a Part of the SE
1/4 of the NW 1/4 of Section 19, Township 17 North,
Range 17 East, Town of Black Wolf, Winnebago County,
Wisconsin.





Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

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ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Fred Werner
Address of Owner: 5675 Cty Rd R
Oshkosh, WI 54902
2. Name of Applicant: Same
Address of Applicant: _____
3. Legal Description of area to be rezoned (attach CSM, if applicable): That part of Lot 1, CSM-7911, currently zoned A-2.
4. Tax Parcel Number (if existing parcel): 004-0320-06
5. Section: 19 Town: 17N Range: 17E
6. Existing Zoning: A-2 Name of District: General Farming
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- > The Town of Black Wolf has a Comprehensive Plan
- > The zoning change is in compliance with that comprehensive plan.

> Additional Acreage was added to an existing parcel.

> There is currently dual zoning on the parcel which does not conform to the Town's Zoning Ordinance.

> A zoning change is required to make this a conforming parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on March 7, 2022, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

Date: 9-12-2022

Black Wolf Town Zoning Site Map

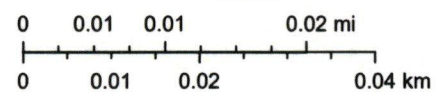


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District Code / Description

- A-1 - Agri-Business
- A-2 - General Farming
- R-1 - Rural Residential (Non-Subdivided)
- R-2 - Suburban Residential (Subdivided)
- R-3 - Two Family Residential

1:855

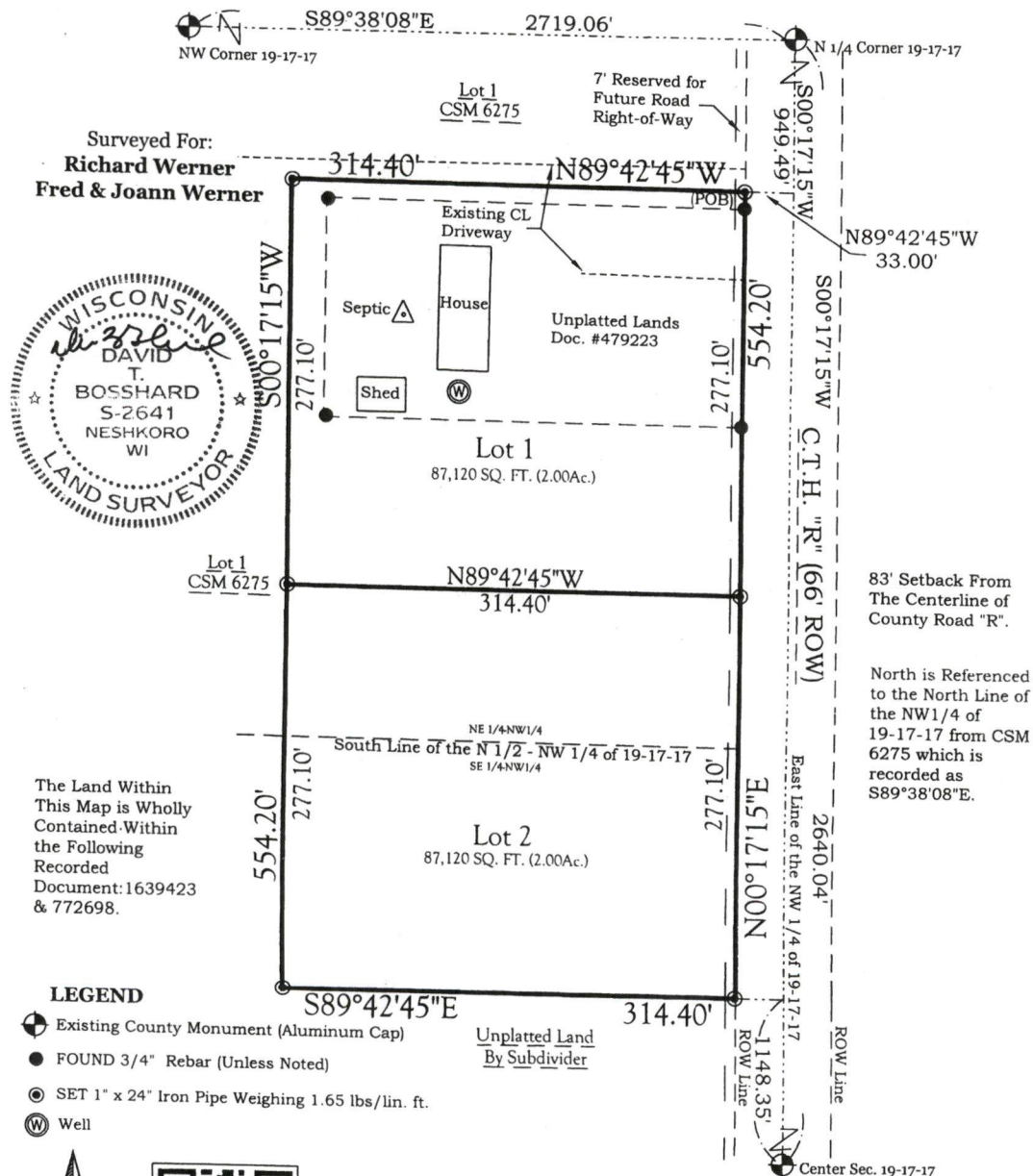


Winnebago County GIS, Imagery Date: April 2020

SURVEY MAP #

CSM-7911

A Resurvey And Division of Lot 1 CSM 6275, Being A Part of the NE 1/4 of the NW 1/4, And a Part of the SE 1/4 of the NW 1/4 of Section 19, Township 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin.



83' Setback From
The Centerline of
County Road "R".

North is Referenced
to the North Line of
the NW1/4 of
19-17-17 from CSM
6275 which is
recorded as
S89°38'08"E.

The Land Within
This Map is Wholly
Contained Within
the Following
Recorded
Document: 1639423
& 772698.

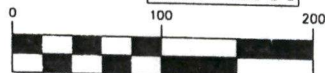
LEGEND

- Existing County Monument (Aluminum Cap)
- FOUND 3/4" Rebar (Unless Noted)
- SET 1" x 24" Iron Pipe Weighing 1.65 lbs/lin. ft.
- Well
- Unplatted Land
By Subdivider



Drawn By: JMS
Date: 20170221
Job Number:17-0232
Sheet: 1 of 3

Surveyed By:
BOSSHARD SURVEYING, LLC
 PO BOX 344 Neshkoro, WI 54960
 Phone: 920-293-4001 & 262-527-4672
www.BosshardSurveying.com



(IN FEET)
1 inch = 100 ft.



Town of Black Wolf

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ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Storage in Black Wolf LLC.
 Address of Owner: N 1213 Mayflower Rd
Greenville, WI 54942
2. Name of Applicant: Jerry VanLanen
 Address of Applicant: Same
3. Legal Description of area to be rezoned (attach CSM, if applicable): That part of Lot 1, CSM- 7927, outside of Shoreland Zoning, currently not zoned B-3.
4. Tax Parcel Number (if existing parcel): 004-0045-02
5. Section: 1 Town: 17 N Range: 16 E
6. Existing Zoning: B-2 Name of District: Community Business
7. Proposed Zoning: B-3 Name of District: General Business

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

> A Conditional Use Permit has been granted for a proposed storage business.

> The proposed storage business required a B-3 Zoning.

> The Town has determined that the proposed business would fit into the established neighborhood.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on April 6, 2022, and that all required notices were posted and/or mailed as required by local ordinance.

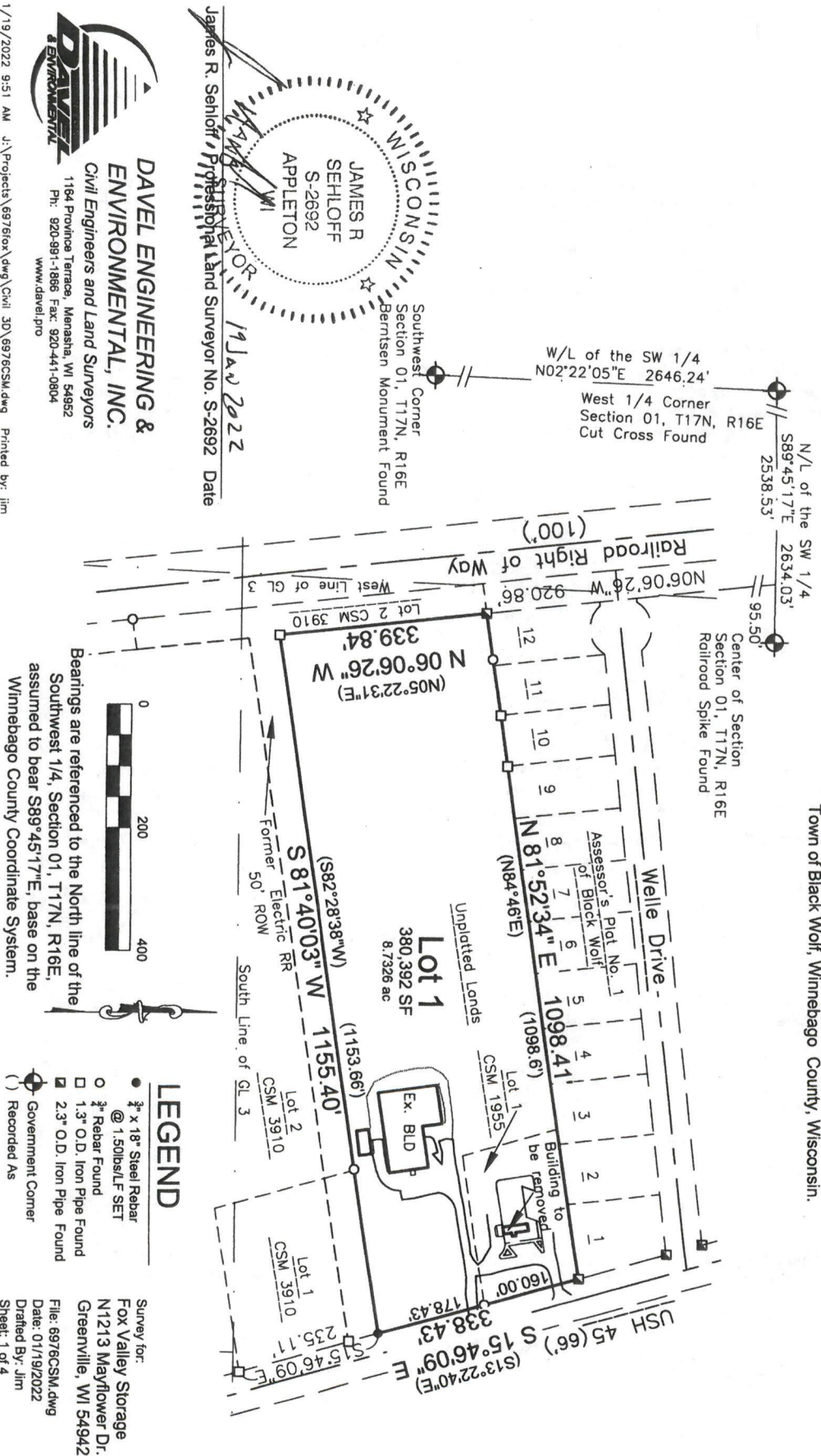
Thomas G. Verstegen
 Thomas G. Verstegen

Date: 9-12-2022

Certified Survey Map No.

7927

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in Government Lot 3, Section 1, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-981-1886 Fax: 920-441-0804
www.davel.pro

Certified Survey Map No. _____

All of Lot 1 Certified Survey Map 1955 and unplatted lands all located in
Government Lot 3, Section 1, Township 17 North, Range 16 East,
Town of Black Wolf, Winnebago County, Wisconsin.

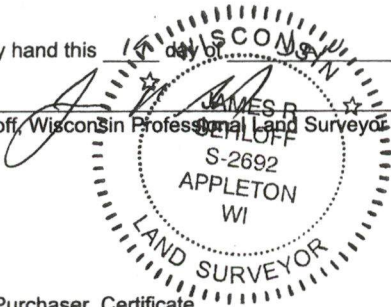
Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Black Wolf and Winnebago County, and under the direction of David G. & Susan G Hildebrand, Vendor and Aylah Vaughn Homes, LLC, Purchaser, the property owners of said land, I have surveyed combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1 Certified Survey Map 1955 and unplatted lands all located in Government Lot 3, Section 1, Township 17 North, Range 16 East, Town of Black Wolf, Winnebago County, Wisconsin, containing 380,392 Square Feet (8.7326 Acres) of land described as follows:

Commencing at the West 1/4 corner of Section 01; thence along the North line of the Northwest 1/4 of said Section 12, S89°45'17"E, 2538.53 feet; thence, S06°06'26"E, 920.86 feet to the point of beginning; thence, along the South line of Assessor's Plat No. 1 of Black Wolf, N81°52'34"E, 1098.41 feet to the West right of way line of STH 45; thence, along said West right of way line, S15°46'09"E, 338.43 feet to the North line of Certified Survey Map 3910; thence, along said North line, S81°40'03"W, 1155.40 feet to the East line of a former Electric Railroad right of way as evidenced; thence, along said East line, N06°06'26"W, 339.84 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 19 day of May, 2022.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



Land Contract Purchaser Certificate

Aylah Vaughn Homes, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Black Wolf
City of Oshkosh
Winnebago County Planning

Managing Member

Date

Print Name

State of Wisconsin)
_____)SS
_____)County)

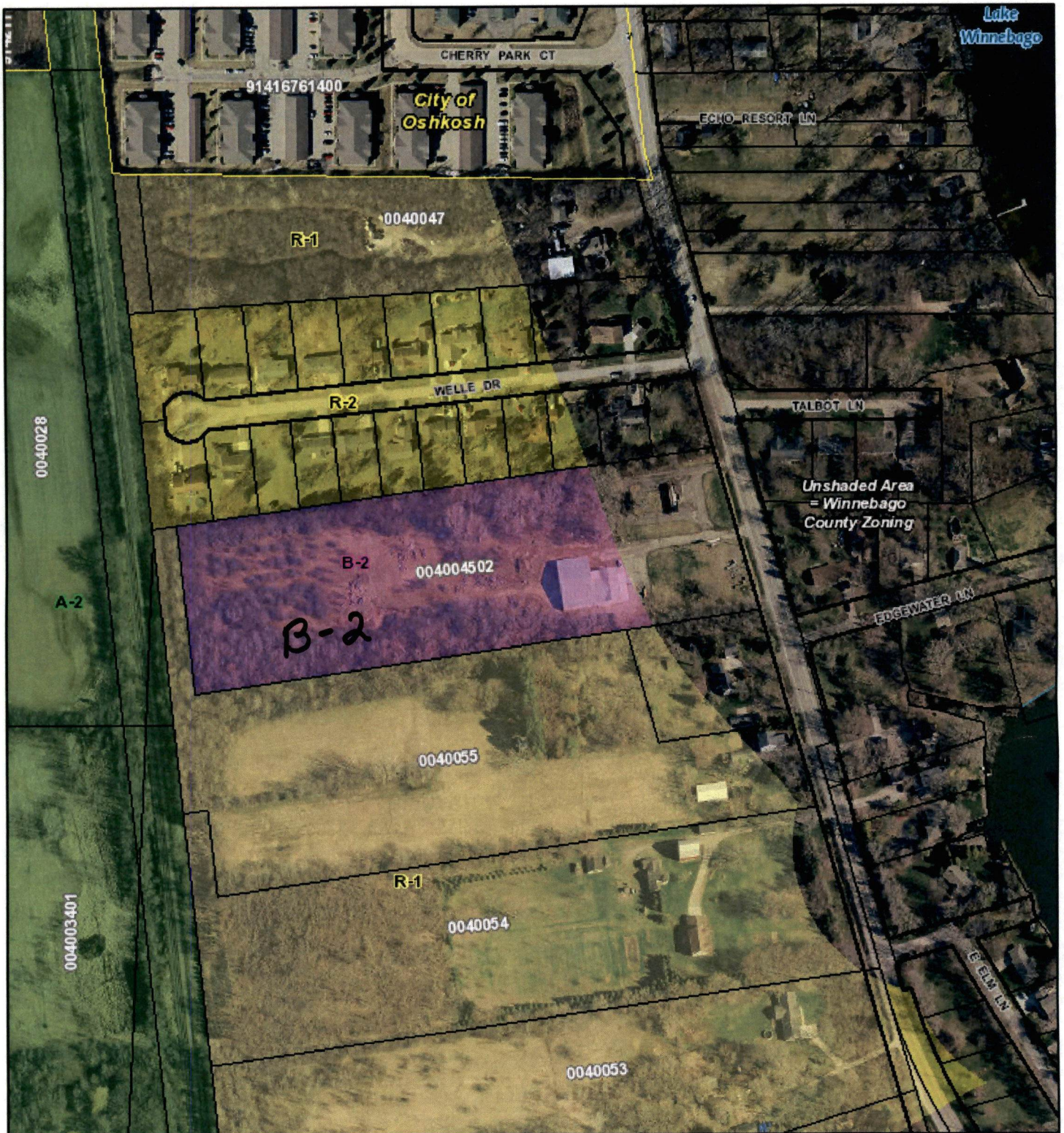
Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin

My Commission Expires _____

File: 6976CSM.dwg
Date: 01/19/2022
Drafted By: Jim
Sheet: 2 of 4

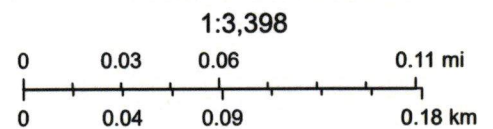
Black Wolf Town Zoning Site Map



9/12/2022, 8:01:38 PM

District Code / Description

- A-1 - Agri-Business
- A-2 - General Farming
- R-1 - Rural Residential (Non-Subdivided)
- R-2 - Suburban Residential (Subdivided)
- R-3 - Two Family Residential



Winnebago County GIS, Imagery Date: April 2020