

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

March 26, 2019  
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Rob Keller, Maribeth Gabert, Ben Joas and Brian Defferding. Cary Rowe - Zoning Administrator, Lynn Egan - court reporter and guests present.

The meeting was called to order by Thomas Egan, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Tony Welnicke – 6449 Paulson Rd, Town of Winneconne - Zoning Map Amendment.

Applicant is requesting a zoning change from R-1, floodplain district to R-1 without floodplain. Jim Smith - Surveyor with Martenson & Eisele, Inc., was sworn in. Mr. Smith explained the request along with the surveying and engineering that was conducted on the property. Supervisor Gabert asked Mr. Smith how drainage would be handled. Mr. Smith stated that swales and a retaining wall would be used to intercept and divert most of the runoff to the lake. Kari Welnicke – 5000 Plummers Point Rd, Oshkosh, was sworn in. Ms. Welnicke stated that her neighbors to the North agreed to share a swale since the neighbor's grade was already higher and would match her property's grade. Zoning Administrator stated that he had received a resolution from the Town Board of Winneconne recommending approval of the zoning map amendment with the following finding: 1) Map amendment does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

2. Winnebago County – Floodplain Map Amendment.

Applicant is requesting an amendment to the Sawyer Creek floodplain maps to include the Letter of Map Revision (LOMR) for the Sawyer Creek Floodplain Study effective March 27, 2019. Mathew Yentz – Project Manager from Strand and Associates was sworn in. Mr. Yentz explained the study which was intended to lower the base flood elevation for Sawyer Creek. New flood storage areas in the unincorporated area within the drainage basin were also identified and included in the study. Supervisor Egan asked Mr. Yentz why the county should adopt the Sawyer Creek Floodplain Study. Mr. Yentz stated that benefits to adopting the new study include: lowering the base flood elevation of Sawyer Creek, protection of existing floodplain areas by adopting flood storage districts, county control of over

400 acre feet of existing flood storage, additional protection of downstream property owners from property damage and additional protection of access routes to EMS facilities. Michelle Hase – P.E. from the Department of Natural Resources was sworn in. Ms. Hase stated that the Sawyer Creek Floodplain Study was approved with the understanding that the county would adopt and map the flood storage districts and that the county signed a letter that stated such. Zoning Administrator stated that he had signed a letter referenced by Ms. Hase and later found out that the proposed LOMR is more restrictive than state standards and that the county is not required to adopt standards more restrictive than the state. Zoning Administrator then read an e-mail he received from Carol and Denis Radloff as follows: “Dear Cary Rowe, I am writing in response to the proposed amendment to the sawyer creek floodplain. We have land in this floodplain and we would prefer there be no amendment to this floodplain map as we feel additional regulation is unnecessary and not to our benefit. We farm this land and plan to continue to farm this land for years to come. Thank you for your help, Dennis and Carol Radloff”. Zoning Administrator also stated that he had received resolutions from the following towns: 1) Town Board of Neenah recommending approval of the floodplain map amendment. 2) Town Board of Nekimi recommending denial of the floodplain map amendment with the following finding: a) The Nekimi Town Board has determined there is not a benefit to this change but will be for the City of Oshkosh. 3) Town Board of Omro recommending denial of the floodplain map amendment with the following finding: a) There is no benefit to our residents but a definite new burden. 4) Town Board of Utica recommending denial of the floodplain map amendment. 5) Town Board of Vinland recommending denial of the floodplain map amendment with the following findings: a) Does not comply with the Winnebago County Ordinance. b) Did not comply with State Statute Chapter 19 ie: Due Process. 6) Town Board of Winneconne recommending denial of the floodplain map amendment. 7) Town Board of Rushford recommending denial of the floodplain map amendment with the following finding: a) This does not affect the Town of Rushford and it could affect rural people in time to come. 8) Town Board of Wolf River recommending approval of the floodplain map amendment. Zoning Administrator added that town action is advisory only. There was no additional testimony and this portion of the hearing was closed.

## ADJOURNMENT

MOTION made by B. Defferding to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 6:48 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**DELIBERATIVE HEARING**

April 5, 2019

7:30 A.M.

County Administration Building  
3<sup>rd</sup> Floor Conference Room  
Oshkosh, WI

PRESENT: Supervisors, Maribeth Gabert, Rob Keller, Ben Joas and Brian Defferding. Karen Fredrick – court reporter, Brian O'Rourke and Cary Rowe – Zoning Administrator. Guest present.

EXCUSED: Supervisor Tom Egan.

The meeting was called to order by Tom Egan at 7:30 A.M.

1. AF Group, LLC – 6449 Paulson Rd, Town of Winneconne – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment to R-2 (Two-family Residential District) without floodplain.

MOTION by R. Keller, seconded by B. Defferding, to approve the zoning map amendment with findings as submitted. Motion carried 4-0.

2. Winnebago County - Floodplain Map Amendment.

Committee reviewed findings in order to take action on a floodplain map amendment to include the Letter of Map Revision (LOMR) for the Sawyer Creek Floodplain Study effective March 27, 2019. Supervisor Joas stated that he had concerns about the private property owners of the flood storage areas not knowing about new regulations being imposed upon them and that adoption of new regulations placed upon the flood storage areas appears as a taking. Supervisor Defferding agreed with Supervisor Joas and added that the property owners of the flood storage areas needed to be educated about the flood storage areas and the regulations that came with them. The committee concurred the private property owners of the flood storage areas should have been directly involved in the study since they accounted for almost half of the flood storage used in the study.

MOTION by B. Defferding, seconded by B. Joas, to deny with findings as submitted. Motion carried 4-0.

ADJOURNMENT

MOTION made by B. Defferding to adjourn the meeting. Seconded by R. Keller.  
Motion carried 4-0. Meeting adjourned at 7:44 A.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary

CAR

Planning & Zoning Committee  
**PLANNING MEETING**  
County Administration Building – 3<sup>rd</sup> Floor Conference Room  
April 5<sup>th</sup>, 2019  
7:45 A.M.

PRESENT: Supervisors Maribeth Gabert, Robert Keller, Brian Defferding, Ben Joas. Jerry Bougie – Planning Director, Brian O'Rourke – Associate Planner, Cary Rowe – Zoning Administrator.

EXCUSED: Supervisor Tom Egan

1. Approval of minutes from March 8<sup>th</sup> (Planning Meeting), March 22<sup>nd</sup>, 2019 (Viewing).

Motion to approve the minutes by B. Defferding. Seconded by B. Joas. Motion carried 4-0.

There was no further discussion of this item.

2. Committee review and action to forward Town of Winchester Ordinance Amendments to County Board.

C. Rowe provided a memo recommending forwarding Town of Winchester zoning ordinance amendments to County Board.

Motion to forward the Town of Winchester zoning ordinance amendments to County Board by B. Joas. Seconded by B. Defferding. Motion carried 4-0.

There was no further discussion of this item.

3. Committee review and action to forward town zoning changes to County Board.

C. Rowe provided a memo to the Committee recommending forwarding a Town of Clayton zoning change for JJJ2 LLC to County Board.

Motion to forward a Town of Clayton zoning change for JJJ2 LLC to County Board by B. Defferding. Seconded by B. Joas. Motion carried 4-0.

C. Rowe provided a memo to the Committee recommending forwarding a Town of Utica zoning change for Culver to County Board.

Motion to forward a Town of Utica zoning change for Culver to County Board by B. Defferding. Seconded by B. Joas. Motion carried 4-0.

There was no further discussion of this item.

Motion to adjourn by B. Defferding. Seconded by B. Joas. Motion carried 4-0.

Brian P. O'Rourke, AICP – Recording Secretary

Winnebago County  
Planning & Zoning committee

**VIEWING**

April 26<sup>th</sup>, 2019

7:30 A.M.

112 Otter Ave – Winnebago County Administrative Building  
Oshkosh, WI

PRESENT: Tom Egan, Rob Keller, Brian Defferding, Ben Joas. Brian  
O'Rourke – Associate Planner

EXCUSED: Supervisor Maribeth Gabert

The following properties were viewed:

1. **Donald Pansy** – 1854 Oakridge Rd – Town of Neenah – Zoning Map  
Amendment

Meeting adjourned at 8:15 a.m.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Recording Secretary

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

April 30<sup>th</sup>, 2019

6:30 P.M.

1<sup>st</sup> Floor Conference Room – County Administration Building

PRESENT: Supervisors Tom Egan, Chairman, Maribeth Gabert, Robert Keller, Brian Defferding, Ben Joas, Brian P. O'Rourke - Land Use Planner, Karen Frederick - Court Reporter.

The meeting was called to order by T. Egan, Chairperson, at 6:30 P.M.

1. Donald Pansy – 1854 Oakridge Rd – Town of Neenah – Zoning Map Amendment.

Applicant is requesting a zoning change/map amendment from R-1 (Rural Residential) to A-2 (General Agriculture) for the creation of a new lot.

Donald Pansy, 1854 Oakridge Rd, was sworn in and explained the request; he is combining a two acre and three acre parcel to create a new five acre parcel to be zoned agricultural.

B. O'Rourke stated that the Town of Neenah has recommended approval of the proposed zoning change.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by Brian Defferding. Seconded by Ben Joas. Motion carried 5-0.

Meeting adjourned at 6:45 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner





## Winnebago County

### Zoning Department

*The Wave of the Future*

#### MEMO FOR P & Z MEETING AGENDA OF MAY 10, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Lienweber - Town Zoning Change (Tax ID No: 014-0715-04) – Town of Nepeuskun.

The town zoning change for Lienweber is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from R-1 to A-2 and Winnebago County's land use plan shows future land use as Agricultural and Rural.

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

2. Domke - Town Zoning Change (Tax ID No: 014-0623-01 & 014-0623-02 (part)) – Town of Clayton.

The town zoning change for Domke is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from A-2 to C-2 and The Town of Nepeuskun's amended land use plan shows future land use as Commercial.

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

3. Shoreland Zoning Removed From County Zoning - Town Assigned Zoning (Tax ID Nos. see attached) – Town of Nepeuskun.

The purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from "Shoreland Designation" and zoning assigned by Winnebago County and currently do not have a zoning designation. The town assigned zoning for affected parcels that is consistent with Winnebago County's Land Use Plan.

## Rowe, Cary

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**From:** Jerry Trochinski <jerrytrochinski@gmail.com>  
**Sent:** Friday, April 26, 2019 12:08 PM  
**To:** Rowe, Cary  
**Subject:** RE: Domke Town Zoning Change to Commercial

The Town has updated the draft map to Commercial for the Domke Property. The Domke change, Lienweber change along with the update for Farm Land Preservation [ A-1 ] are all waiting for the approval of County and State Farmland Preservation update to finalize updates to the Nepeuskun future land use map and the Comp Plan.

Jerry

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**From:** Rowe, Cary [mailto:CRowe@co.winnebago.wi.us]  
**Sent:** Friday, April 26, 2019 8:41 AM  
**To:** 'Jerry Trochinski'  
**Subject:** Domke Town Zoning Change to Commercial

Good morning Jerry. Did the town amend its future land use plan for this parcel? It appears the town's map still shows this area as Agricultural and Rural.

Thanks Jerry,  
Cary

**TOWN OF NEPEUSKUN**

**WINNEBAGO COUNTY**

**WISCONSIN**

THE TOWN PLAN COMMISSION OF THE TOWN OF NEPEUSKUN WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 7, 2019 AT 6:30PM AT THE NEPEUSKUN TOWN HALL, 1475 COUNTY ROAD E, RIPON WI, 54971 TO CONSIDER A REQUEST 1)USE PERMITS, A SPECIAL EVENT PERMIT, 2) CONDITIONAL USE PERMIT AND 3) ZONING AND RE-ZONING FOR THE FOLLOWING:

1) Applicant Name: Ryan Prellwitz

Applicant's Address: 410 County Road E, Ripon, WI 54971

Tax Parcel (s) number (s) for requested site: 0140646

Address of Requested Site: 410 County Road E, Ripon, WI 54971

Current Zoning: A-2

REQUESTED SPECIAL EVENT PERMIT FOR SITE: To permit a running event at the Vines and Rushes Winery utilizing the Mascoutin Valley Nature Trail. Event scheduled for Saturday, May 4, 2019. Event beginning at 9am and ending at 12pm.

2) Applicant Name: Tammy Domke

Applicant's Address: 404 and 408 Koro Road, Ripon, WI 54971

Consider conditional Use Permit 01-19[A & B] for 014062301 and Lot 1 CSM 4141 for parcel # 0140623 for a residence [A] on a commercial zoned property and for vehicle service/repair, Contractor Type II and truck terminal [B]. Current Zoning A-2

3) Rezone and Zone Parcels

a. Applicant Name: Michelle and Craig Lienweber

Applicant's Address: 7310 Sportsman Rd. Ripon Wis. Parcel 0140071504: Request to change current Zoning from R-1 to A-2. *FLU: Ag & Rural*

\* b. Applicant Name: Tammy Domke

Applicant's Address: 404 & 408 Koro Road, Ripon, WI. 54971 Parcels 014062301 and Lot 1 of CSM Project No. 0-2324-001[a portion of Parcel 0140623]: Request to change current Zoning from A-2 to C-2 *FLU: Ag & Rural*

c. Applicant Name: Town of Nepeuskun

Applicant's Address 1475 County Road E Ripon, WI 54971 [purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from 'Shoreland Designation' and zoning assigned by Winnebago County and are currently do not have a zoning designation.

**RABBIT TRAIL PARCELS**

0140178	A-2	0140212	A-2	014020603	A-2
0140209	A-2	014020801	A-2	0140048	A-2
0140 <del>2</del> 21101	A-2	0140211	A-2	014020302	R-1 ✓
014005001	A-2	0140207	A-2	0140206	A-2
014020601	A-2	014021303	A-2	01402030201	R-1 ✓
014021301	A-2	014020602	A-2	014020303	A-2

**TEWS ROAD PARCELS**

0140293	A-2	0140300 <sup>0</sup> 2	A-2	014029101	A-2
0140300	A-2	014030001	A-2	014029105	A-2
014029102	A-2	0140289	A-2	014030003	A-2

All persons interested and their agents or attorneys may appear and be heard.

Michelle LaPorte  
Secretary

Publish: \_\_\_\_\_ date TBD \_\_\_\_\_



**Date:** December 17, 2018

**To:** Town of Nepeuskun property owners impacted by proposed zoning and rezones

**From:** Town of Nepeuskun Plan Commission

**Re:** Notice of public hearing on town zoning and rezones

You are receiving this letter because you own property that is being considered for zoning or rezoning by the Town of Nepeuskun. The Town will be holding a public hearing on the zoning and rezones at 6:30 PM, January 7, at the Town of Nepeuskun Town Hall located at 1475 County Rd. E.

Attached, please find the public hearing notice which list all properties proposed for zoning or rezone by parcel number and the proposed zoning district. It should be noted that most parcels projected for zoning are unzoned due to a change in County Shoreland designations. Rezones have been specifically requested by the land owners.

We have provided you a map which shows the proposed zoning within an outlined area and parcel numbers impacted by the proposed zoning or rezoning.

The public hearing will allow for you to ask questions pertaining to the proposed zoning or rezones and make any comments.

Should you have any questions prior to the public hearing, please contact Town Chairman, Ron Bahn at 920-570-3296 or Plan Commission Chair, Robert Sillanpaa at 920-361-2450.





Town of Nepeuskun  
Winnebago County, Wisconsin

County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

Map Features

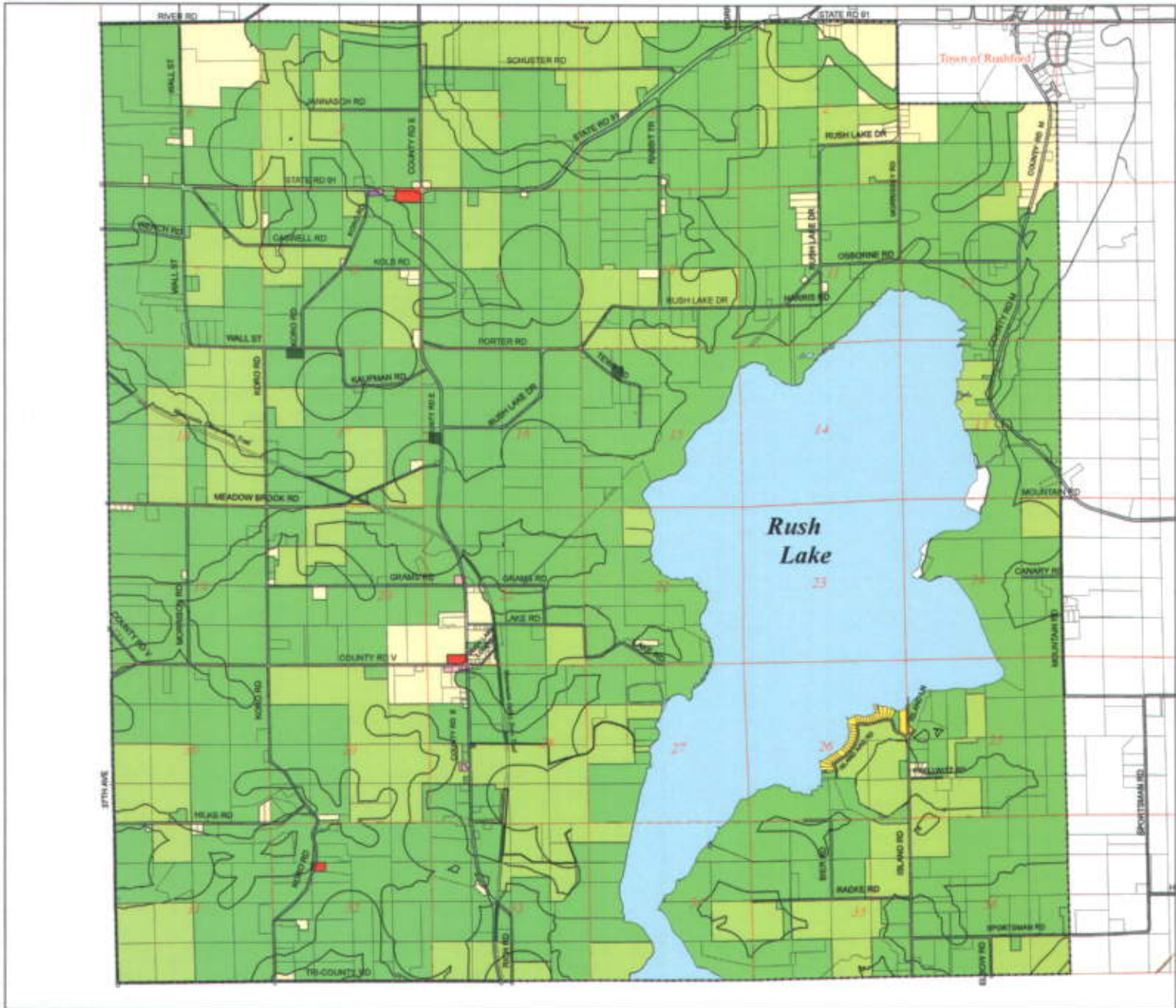
- Parcel Lines
- Section Lines
- Waterways
- Open Water



This base map was created by Winnebago County and is provided as a public utility. The user is responsible for understanding the accuracy limitations of the data provided herein.

**Martenson & Eisele, Inc.**  
 1272 Midway Road  
 Marshfield, WI 54852  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 820.751.0881 1.800.226.0881  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 April 22, 2022 (per email), 11/14/2018





**Town of Nepeuskun**  
Winnebago County, Wisconsin

**County Zoning  
Proposed**

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



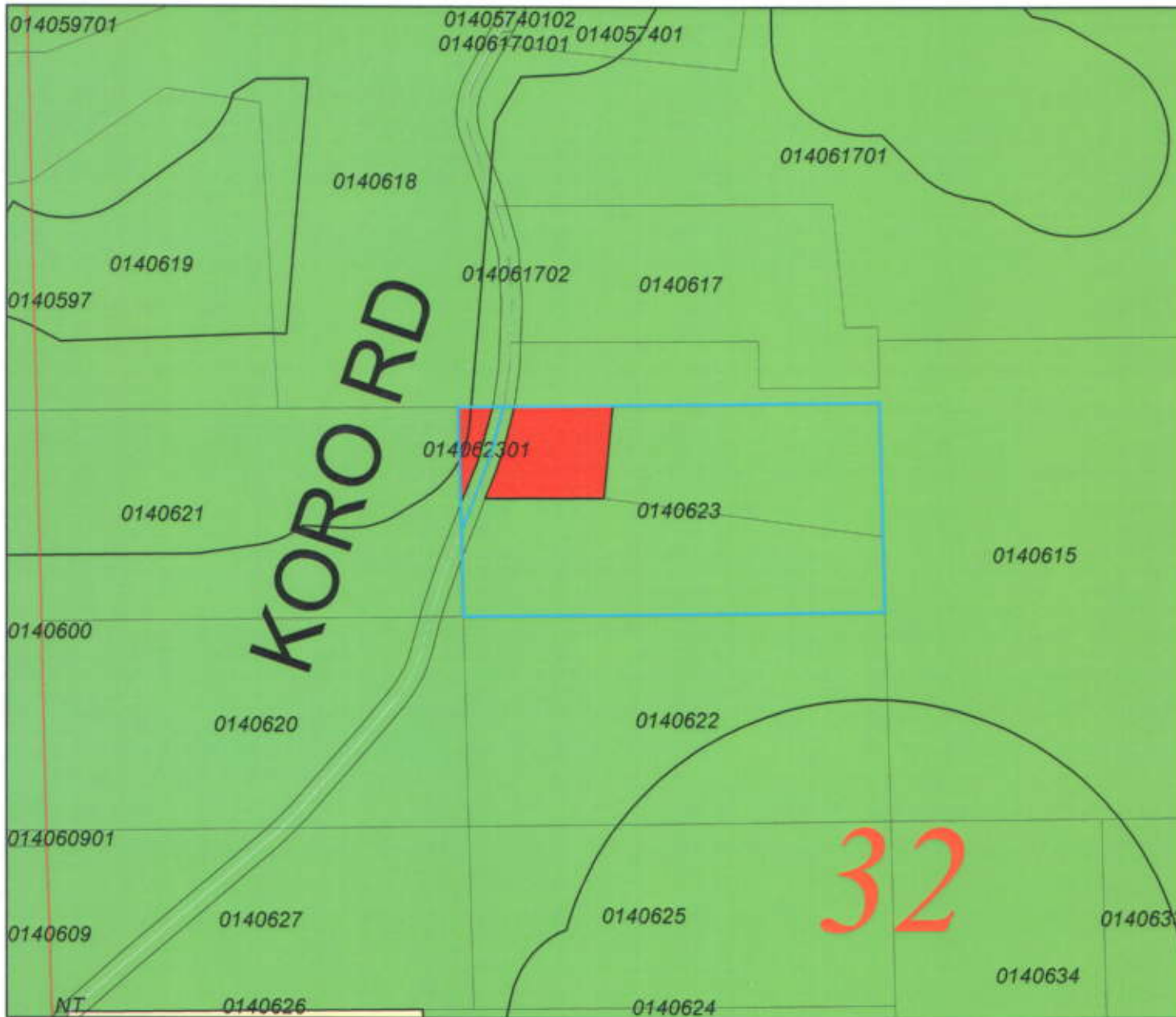
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**Martenson & Eisele, Inc.**  
 1777 Military Road  
 Menasha, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 920.751.0000 | 920.751.2300 (fax)

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

04/20/2018





Town of Nepeuskun  
Winnebago County, Wisconsin  
County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

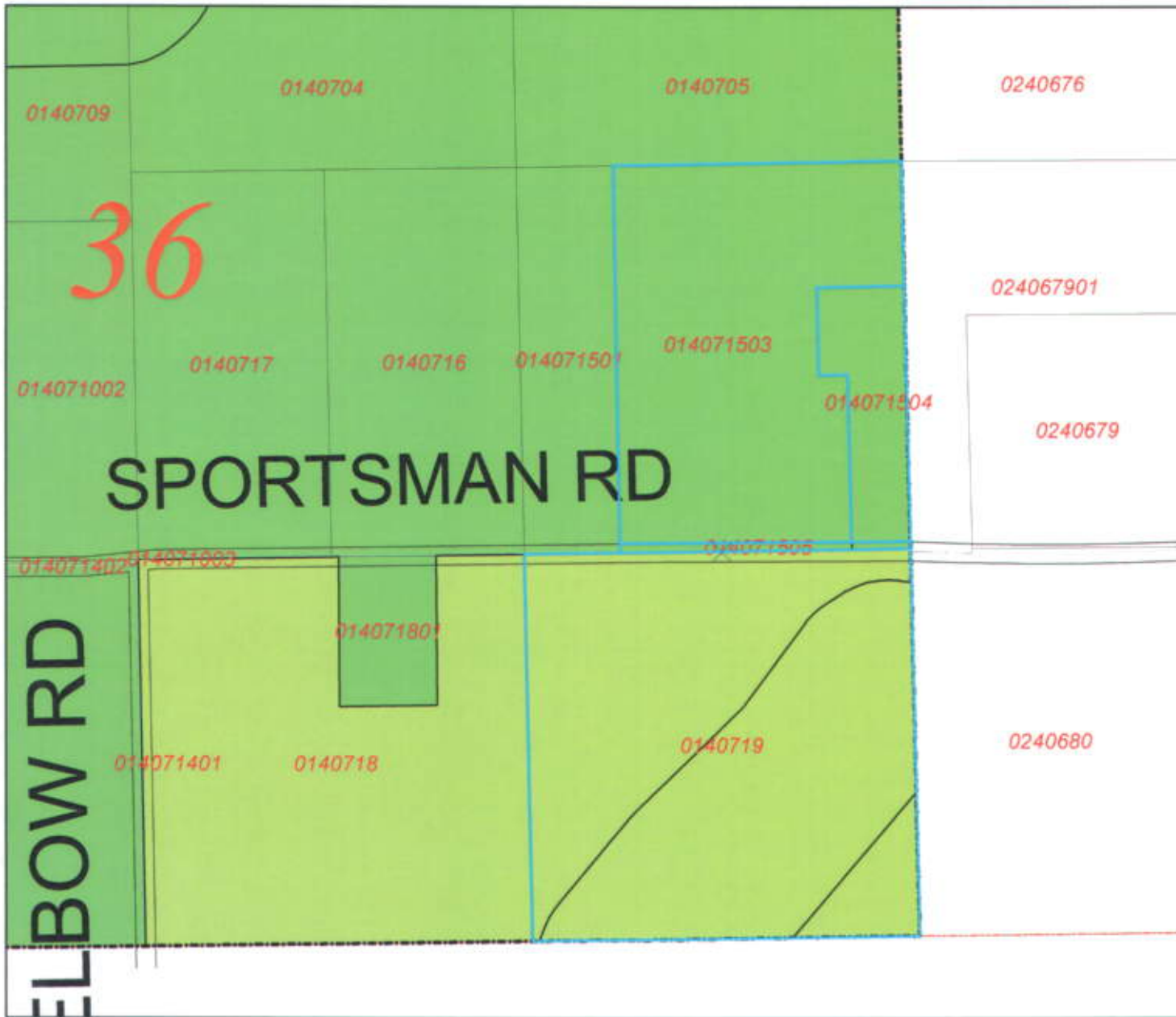
Map Features

- Parcel Lines
- Section Lines
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- Open Water



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**Martenson & Eisele, Inc.**  
 317 Albany Place, Nepeuskun, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 POC: 731.0281 • 800.239.0381  
 Planning, Surveying, Engineering, and more.  
 smp0128002p.mxd 1/14/2018



Town of Nepeuskun  
 Winnebago County, Wisconsin  
 County Zoning  
 Proposed

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water

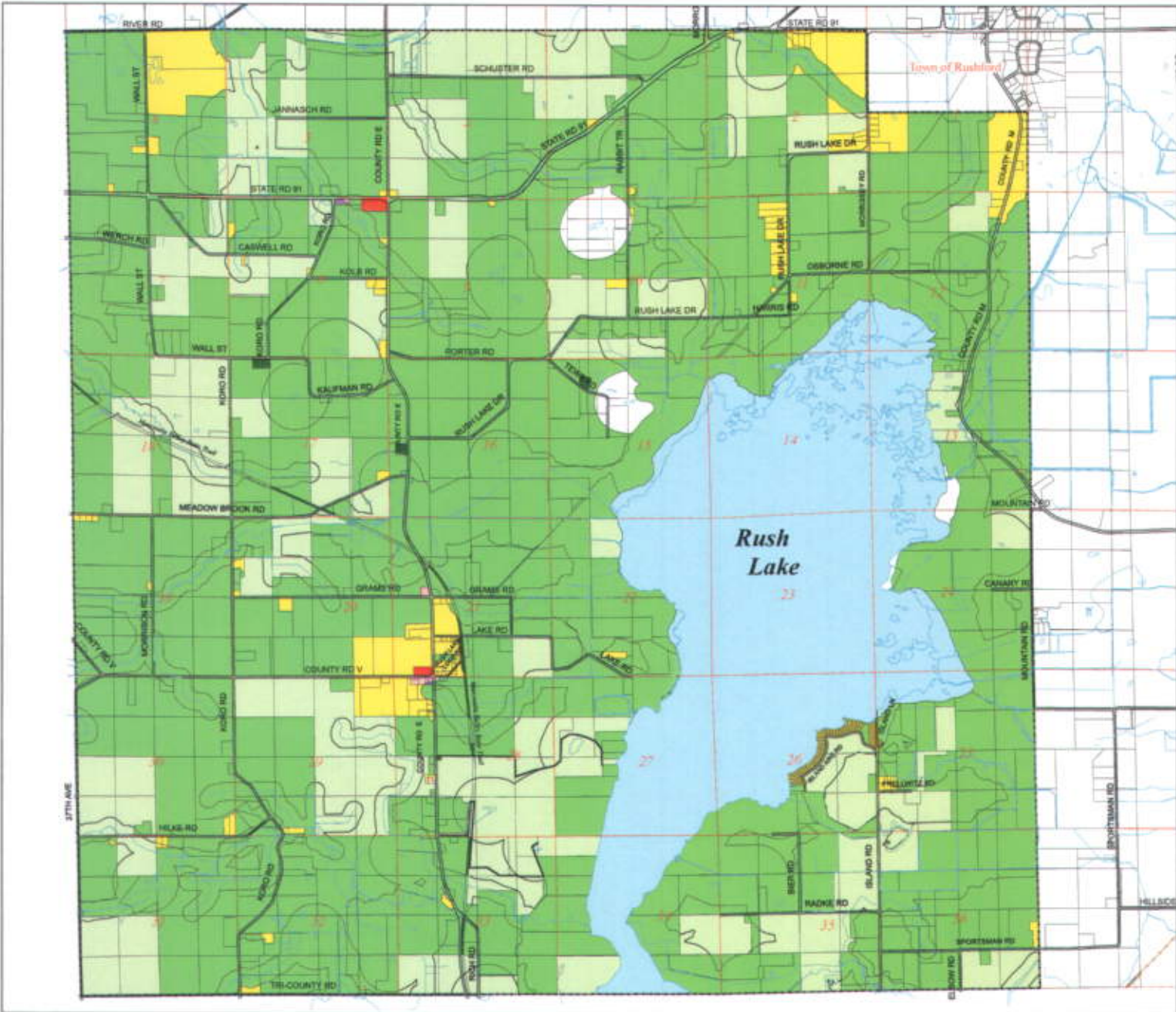


Approximate Scale



This map may have been created by Winnebago County, and no warranty is made as to the accuracy of the information shown on this map. The user is responsible for conducting the necessary verification of the data provided herein.

**Martenson & Eisels, Inc.**  
 Planning  
 1371 Liberty Road  
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 920.721.3261 1.800.238.0381  
 Engineering  
 Architecture  
 Surveying  
 Environmental  
 Planning  
 2025-01-13 10:00 AM



**Town of Nepeuskun**  
Winnebago County, Wisconsin

**County Zoning**  
**Current**

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PL1 Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



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**Martenson & Eisele, Inc.**  
1377 Military Road  
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608.711.8061 1.800.228.8061  
Planning  
Environmental  
Surveying  
Engineering  
Architecture  
April 12, 2022 gpe.wc, 11/14/21

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140621	LIPTOW, SARA R	DISTERHAFT, JANE M	W4158 GLADSTONE BEACH RD	FOND DU LAC	WI	54937				20.00	
0140618	SCHUELLER-OWEN BUSINESS	INSURANCE SERVICES INC	735 N WATER ST	MILWAUKEE	WI	53202				39.43	
0140615	RENN, GORDON		PO BOX 12465	GREEN BAY	WI	54307	2465			50.82	
0140620	CLAUSEN, JAMES L	CLAUSEN, LAURA V	718 COUNTY RD E	RIPON	WI	54971	9102	332 KORO RD	RIPON WI 54971	20.00	
0140623	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923		408 KORO RD	RIPON WI 54971	18.88	
014062301	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923				0.00	C-1
0140622	CLAUSEN, JAMES L		718 COUNTY RD E	RIPON	WI	54971	9102			20.00	(FLU) Ag & rural

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels



**Proposed Zoning**

PARCELID	OWNER1	OWNER2	PSTLADDRESS	PSTLCITY	PSTLST	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140219	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				20.00	
0140224	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			2.00	
014022502	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				19.88	
0140286	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			38.00	
✓ 0140289	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				35.00	(FLU) A-2 Ag & rural
✓ 014029101	WETLANDS AMERICA TRUST INC		ONE WATERFOWL WAY	MEMPHIS	TN	38120		1592 TEWS RD	RIPON WI 54971	158.82	A-2 Ag & rural
✓ 014029102	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162				15.15	A-2 Ag & rural
014029103	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162		1506 TEWS RD	RIPON WI 54971	53.75	
✓ 014029105	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.99	A-2 Public/Institutional
✓ 0140293	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				38.47	A-2 Ag & rural
0140295	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				4.00	
014029501	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971				3.28	
014029503	GROVER LIV TST, GAYLORD	GROVER LIV TST, FAYE L	1615 TEWS RD	RIPON	WI	54971		1615 TEWS RD	RIPON WI 54971	5.00	
0140297	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963				19.60	
✓ 0140300	SILLANPAA REV TST, ROBERT H	SILLANPAA REV TST, MARY A	1591 TEWS RD	RIPON	WI	54971		1591 TEWS RD	RIPON WI 54971	4.33	A-2 Ag & rural
✓ 014030001	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963		1549 TEWS RD	RIPON WI 54971	13.01	A-2 Ag & rural
✓ 014030002	SILLANPAA, THOMAS J	SILLANPAA, TRACIE	8850 CONCORD DR	FREDONIA	NY	14063	9522			5.03	A-2 Ag & rural
✓ 014030003	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.92	A-2 Public/Institutional

Yellow highlight are the Zoning Changes  
 Those without highlight are neighboring parcels

PARCELID	OWNER1	OWNER2	PSTLADDRS	PSTLADD PSTLCITY	PSTLS1 PSTLZI	SITEADDRESS	SITECSZ	STATEDAREA	PROPOSED ZONING
0140046	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		35.94	
0140048	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923	8511 STATE RD 91	30.00	A-2 (FLU) Ag & rural
0140050	SHATTUCK, DAVID R	SHATTUCK, SARA K	377 CANAL ST	BERLIN	WI	54923		8.00	
014005001	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17	OSHKOSH	WI	54902		32.00	A-2 Ag & rural
0140055	R & D WAGNER FAMILY FARMS LLC		W504 CENTER RD	RIPON	WI	54971		36.36	
014005501	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL	RIPON	WI	54971	2104 RABBIT TR	0.91	
014005502	REIBER, GAIL L		2110 RABBIT TR	RIPON	WI	54971	2110 RABBIT TR	2.73	
0140080	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		3.66	
0140178	DOLATA, EDWARD	DOLATA, MARY JO	8561 STATE RD 91	BERLIN	WI	54923	8583 STATE RD 91	52.18	A-2 Ag & rural
0140181	FETHERSTON, PATRICK L	FETHERSTON, KELLY L	8603 STATE RD 91	BERLIN	WI	54923	8603 STATE RD 91	9.59	
014018101	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR	RIPON	WI	54971		29.79	
0140198	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR	RIPON	WI	54971		40.00	
0140203	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR	OMRO	WI	54963		14.56	
014020301	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL	RIPON	WI	54971	2096 RABBIT TR	12.79	A-2 Ag & rural
014020302	COATS, GARY L		2080 RABBIT TR	RIPON	WI	54971		1.55	R-1 Ag & rural
01402030201	COATS, GARY L		2080 RABBIT TR	RIPON	WI	54971	2080 RABBIT TR	1.16	R-1 Ag & rural
014020303	ROBICHAUD, JON E	ROBICHAUD, MARY M	W13112 STATE RD 23	RIPON	WI	54971		10.61	A-2 Ag & rural
0140204	KURCZEK, CHRISTOPHER I	KURCZEK, LISA A	1950 RABBIT TR	RIPON	WI	54971	1950 RABBIT TR	13.77	
014020401	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR	OMRO	WI	54963		23.70	
014020402	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971		0.82	
0140206	ZAMZOW, JAY T	ZAMZOW, STEPHANIE	2007 RABBIT TRAIL	RIPON	WI	54971	2007 RABBIT TR	8.38	A-2 Ag & rural
014020601	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971	2025 RABBIT TR	13.37	A-2 Ag & rural
014020602	BAHN, RONALD J	BAHN, PENNY ANN	2039 RABBIT TRAIL	RIPON	WI	54971	2039 RABBIT TR	3.16	A-2 Res
014020603	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		0.08	A-2 Ag & rural
0140207	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17	OSHKOSH	WI	54902		20.00	A-2 Ag & rural
014020801	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		10.00	A-2 Ag & rural
0140209	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91	BERLIN	WI	54923		10.00	
0140211	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR	RIPON	WI	54971		12.70	A-2 Ag & rural
014021101	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		5.02	A-2 Ag & rural
014021102	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971		1.37	A-1 Ag & rural
0140212	SCHUSTER, THOMAS C	SCHUSTER, CONNIE R, et al.	8640 STATE RD 91	BERLIN	WI	54923		51.32	A-2 Ag & rural
0140213	HEATLEY, DANIEL J	KAISER, BAILEY A	1949 RABBIT TR	RIPON	WI	54971	1949 RABBIT TR	2.10	
014021301	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR	RIPON	WI	54971		18.71	A-2 Ag & rural
014021302	HAEDT, DONALD D		1919 RABBIT TR	RIPON	WI	54971	1919 RABBIT TR	6.50	
014021303	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL	RIPON	WI	54971		7.76	A-2 Ag & rural
014021304	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971		0.82	A-2 Public/Institutional
0140214	SCHUMACHER, SHAWN R	SCHUMACHER, KATHLEEN A	1881 RABBIT TR	RIPON	WI	54971	1881 RABBIT TR	5.37	
0140215	SCHUSTER LIV TST, DAN	SCHUSTER LIV TST, VICKI	8549 SCHUSTER RD	BERLIN	WI	54923		17.71	
0140216	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971		40.17	

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	SITEADDRESS	SITECSZ	Proposed Zoning
014071503	LEINWEBER, MICHELLE J		7310 SPORTSMAN RD	RIPON	WI	54971			
014071504	LEINWEBER, CRAIG R	LEINWEBER, MICHELLE J	7310 SPORTSMAN RD	RIPON	WI	54971	7310 SPORTSMAN RD	RIPON WI 54971	A-2 (FLU) Ag & rural
014071505	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971			
0140719	BADTKE LIV TST, ARNOLD	BADTKE LIV TST, DOROTHY, et al.	N9569 ELBOW RD	RIPON	WI	54971			

Yellow highlight are the Zoning Changes  
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## Winnebago County

### Zoning Department

*The Wave of the Future*

#### MEMO FOR P & Z MEETING AGENDA OF MAY 10, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Lienweber - Town Zoning Change (Tax ID No: 014-0715-04) – Town of Nepeuskun.

The town zoning change for Lienweber is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from R-1 to A-2 and Winnebago County's land use plan shows future land use as Agricultural and Rural.

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

2. **Domke - Town Zoning Change (Tax ID No: 014-0623-01 & 014-0623-02 (part)) – Town of Clayton.**

The town zoning change for Domke is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from A-2 to C-2 and The Town of Nepeuskun's amended land use plan shows future land use as Commercial.

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

3. Shoreland Zoning Removed From County Zoning - Town Assigned Zoning (Tax ID Nos. see attached) – Town of Nepeuskun.

The purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from "Shoreland Designation" and zoning assigned by Winnebago County and currently do not have a zoning designation. The town assigned zoning for affected parcels that is consistent with Winnebago County's Land Use Plan.



## Rowe, Cary

---

**From:** Jerry Trochinski <jerrytrochinski@gmail.com>  
**Sent:** Friday, April 26, 2019 12:08 PM  
**To:** Rowe, Cary  
**Subject:** RE: Domke Town Zoning Change to Commercial

The Town has updated the draft map to Commercial for the Domke Property. The Domke change, Lienweber change along with the update for Farm Land Preservation [ A-1 ] are all waiting for the approval of County and State Farmland Preservation update to finalize updates to the Nepeuskun future land use map and the Comp Plan.

Jerry

---

**From:** Rowe, Cary [mailto:CRowe@co.winnebago.wi.us]  
**Sent:** Friday, April 26, 2019 8:41 AM  
**To:** 'Jerry Trochinski'  
**Subject:** Domke Town Zoning Change to Commercial

Good morning Jerry. Did the town amend its future land use plan for this parcel? It appears the town's map still shows this area as Agricultural and Rural.

Thanks Jerry,  
Cary

**TOWN OF NEPEUSKUN**

**WINNEBAGO COUNTY**

**WISCONSIN**

THE TOWN PLAN COMMISSION OF THE TOWN OF NEPEUSKUN WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 7, 2019 AT 6:30PM AT THE NEPEUSKUN TOWN HALL, 1475 COUNTY ROAD E, RIPON WI, 54971 TO CONSIDER A REQUEST 1)USE PERMITS, A SPECIAL EVENT PERMIT, 2) CONDITIONAL USE PERMIT AND 3) ZONING AND RE-ZONING FOR THE FOLLOWING:

1) Applicant Name: Ryan Prellwitz

Applicant's Address: 410 County Road E, Ripon, WI 54971

Tax Parcel (s) number (s) for requested site: 0140646

Address of Requested Site: 410 County Road E, Ripon, WI 54971

Current Zoning: A-2

REQUESTED SPECIAL EVENT PERMIT FOR SITE: To permit a running event at the Vines and Rushes Winery utilizing the Mascoutin Valley Nature Trail. Event scheduled for Saturday, May 4, 2019. Event beginning at 9am and ending at 12pm.

2) Applicant Name: Tammy Domke

Applicant's Address: 404 and 408 Koro Road, Ripon, WI 54971

Consider conditional Use Permit 01-19[A & B] for 014062301 and Lot 1 CSM 4141 for parcel # 0140623 for a residence [A] on a commercial zoned property and for vehicle service/repair, Contractor Type II and truck terminal [B]. Current Zoning A-2

3) Rezone and Zone Parcels

a. Applicant Name: Michelle and Craig Lienweber

Applicant's Address: 7310 Sportsman Rd. Ripon Wis. Parcel 0140071504: Request to change current Zoning from R-1 to A-2. *FLU: Ag & Rural*

\* b. Applicant Name: Tammy Domke

Applicant's Address: 404 & 408 Koro Road, Ripon, WI. 54971 Parcels 014062301 and Lot 1 of CSM Project No. 0-2324-001[a portion of Parcel 0140623]: Request to change current Zoning from A-2 to C-2 *FLU: Ag & Rural*

c. Applicant Name: Town of Nepeuskun

Applicant's Address 1475 County Road E Ripon, WI 54971 [purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from 'Shoreland Designation' and zoning assigned by Winnebago County and are currently do not have a zoning designation.

**RABBIT TRAIL PARCELS**

0140178	A-2	0140212	A-2	014020603	A-2
0140209	A-2	014020801	A-2	0140048	A-2
0140 <del>2</del> 21101	A-2	0140211	A-2	014020302	R-1 ✓
014005001	A-2	0140207	A-2	0140206	A-2
014020601	A-2	014021303	A-2	01402030201	R-1 ✓
014021301	A-2	014020602	A-2	014020303	A-2

**TEWS ROAD PARCELS**

0140293	A-2	0140300 <sup>0</sup> 2	A-2	014029101	A-2
0140300	A-2	014030001	A-2	014029105	A-2
014029102	A-2	0140289	A-2	014030003	A-2

All persons interested and their agents or attorneys may appear and be heard.

Michelle LaPorte  
Secretary

Publish: \_\_\_\_\_ date TBD \_\_\_\_\_



**Date:** December 17, 2018

**To:** Town of Nepeuskun property owners impacted by proposed zoning and rezones

**From:** Town of Nepeuskun Plan Commission

**Re:** Notice of public hearing on town zoning and rezones

You are receiving this letter because you own property that is being considered for zoning or rezoning by the Town of Nepeuskun. The Town will be holding a public hearing on the zoning and rezones at 6:30 PM, January 7, at the Town of Nepeuskun Town Hall located at 1475 County Rd. E.

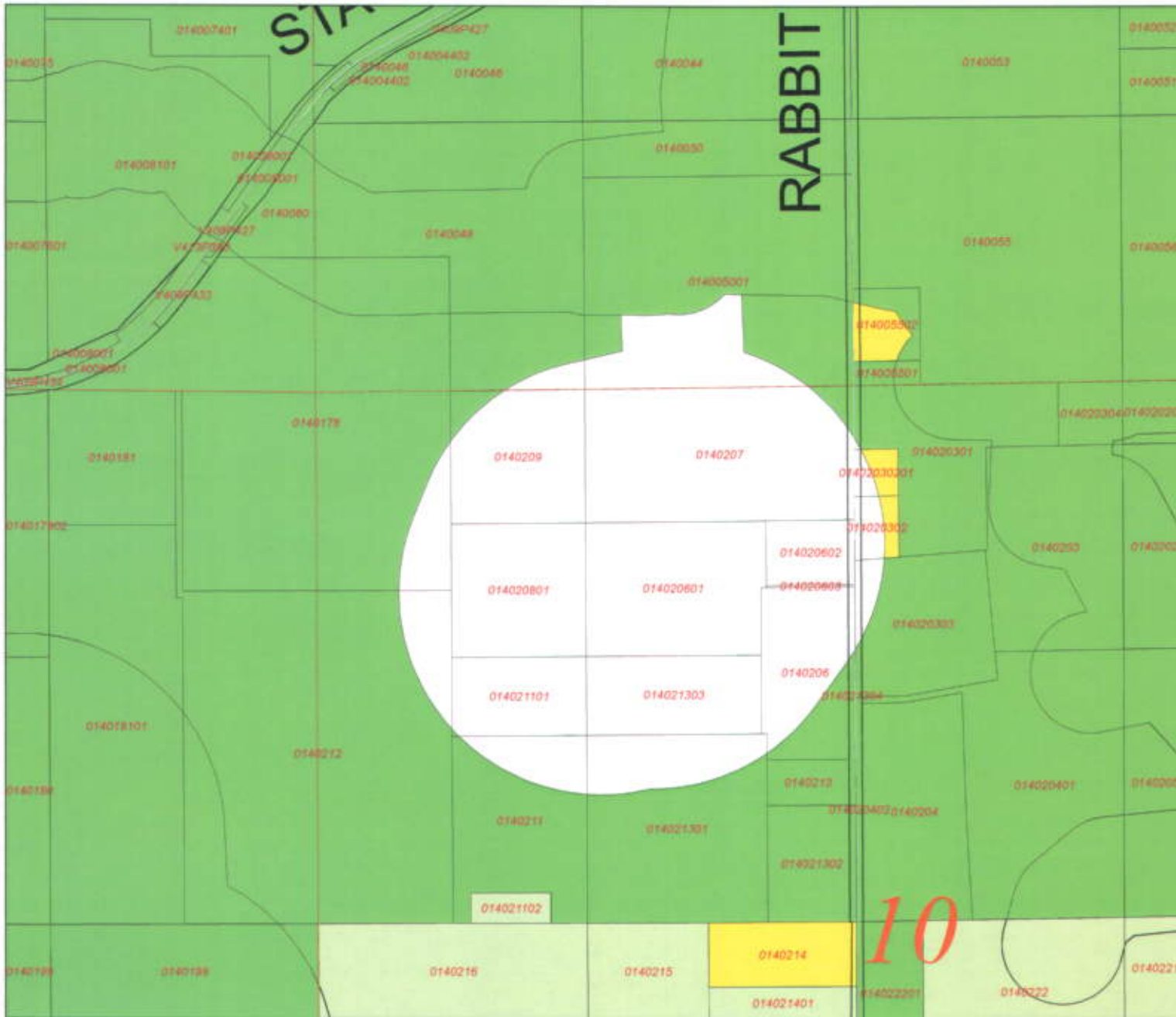
Attached, please find the public hearing notice which list all properties proposed for zoning or rezone by parcel number and the proposed zoning district. It should be noted that most parcels projected for zoning are unzoned due to a change in County Shoreland designations. Rezones have been specifically requested by the land owners.

We have provided you a map which shows the proposed zoning within an outlined area and parcel numbers impacted by the proposed zoning or rezoning.

The public hearing will allow for you to ask questions pertaining to the proposed zoning or rezones and make any comments.

Should you have any questions prior to the public hearing, please contact Town Chairman, Ron Bahn at 920-570-3296 or Plan Commission Chair, Robert Sillanpaa at 920-361-2450.





Town of Nepeuskun  
Winnebago County, Wisconsin

County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

Map Features

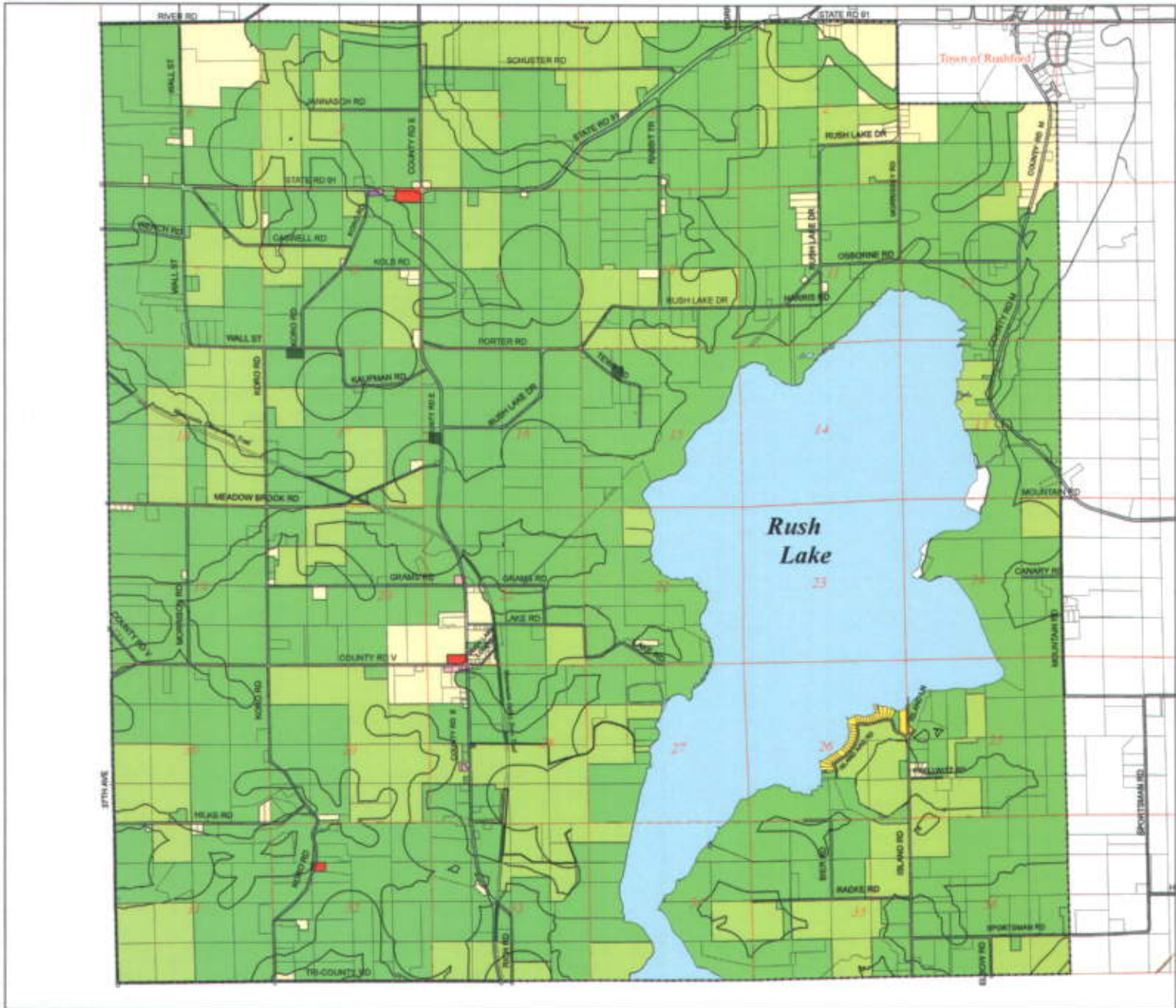
- Parcel Lines
- Section Lines
- Waterways
- Open Water



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**Martenson & Eisele, Inc.**  
 1272 Midway Road  
 Marshfield, WI 54852  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 828.751.0881 1.800.226.0881  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 April 22, 2022/jm:mdf, 1/14/2018





Town of Nepeuskun  
Winnebago County, Wisconsin

County Zoning  
Proposed

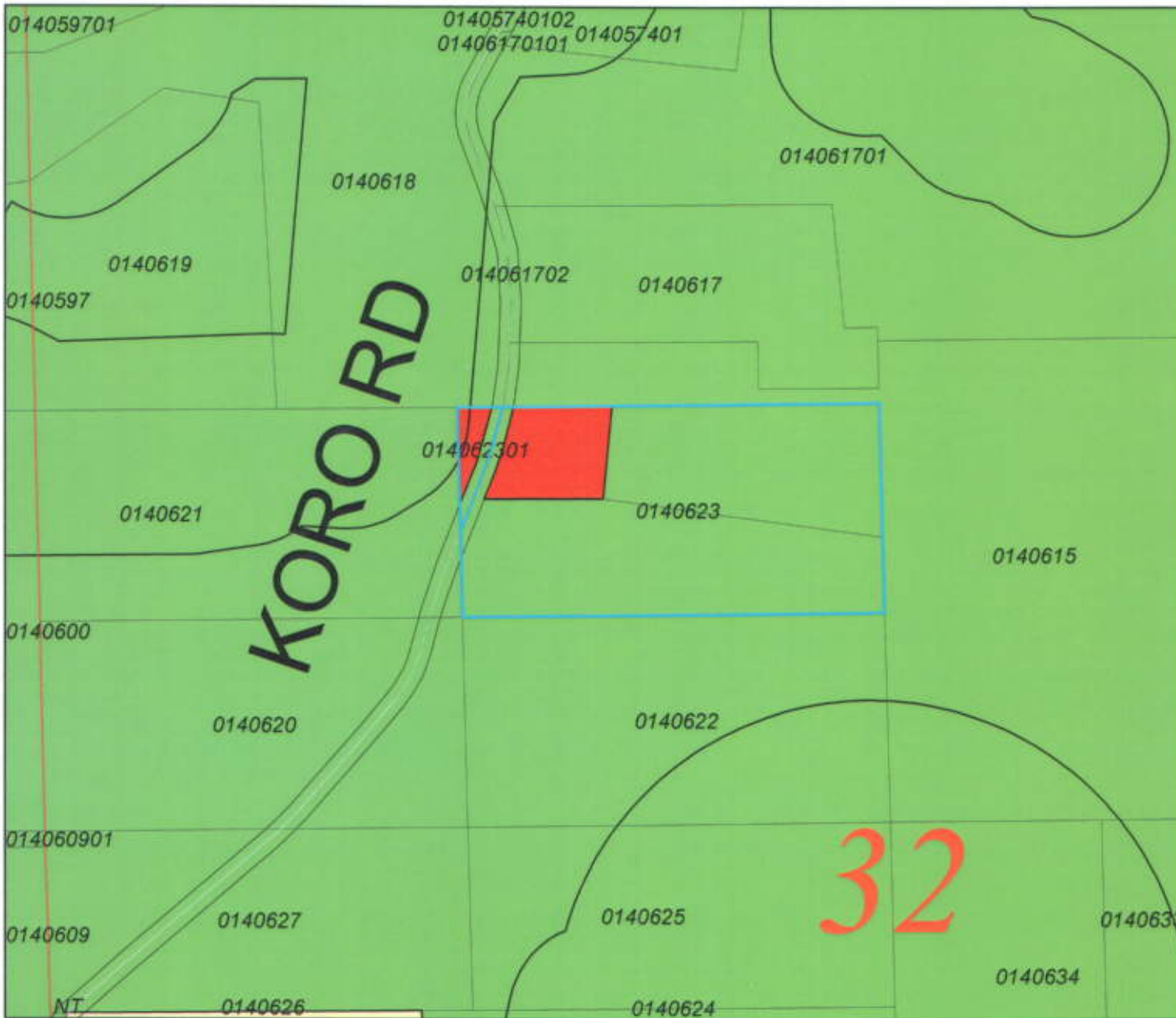
- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



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**Martenson & Eisele, Inc.**  
1777 Military Road  
Menasha, WI 54952  
www.martensoneisele.com  
920-751-0000 / 1-800-238-0000  
Planning  
Engineering  
Surveying  
Engineering  
Architecture  
April 2018



Town of Nepeuskun  
Winnebago County, Wisconsin  
County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

Map Features

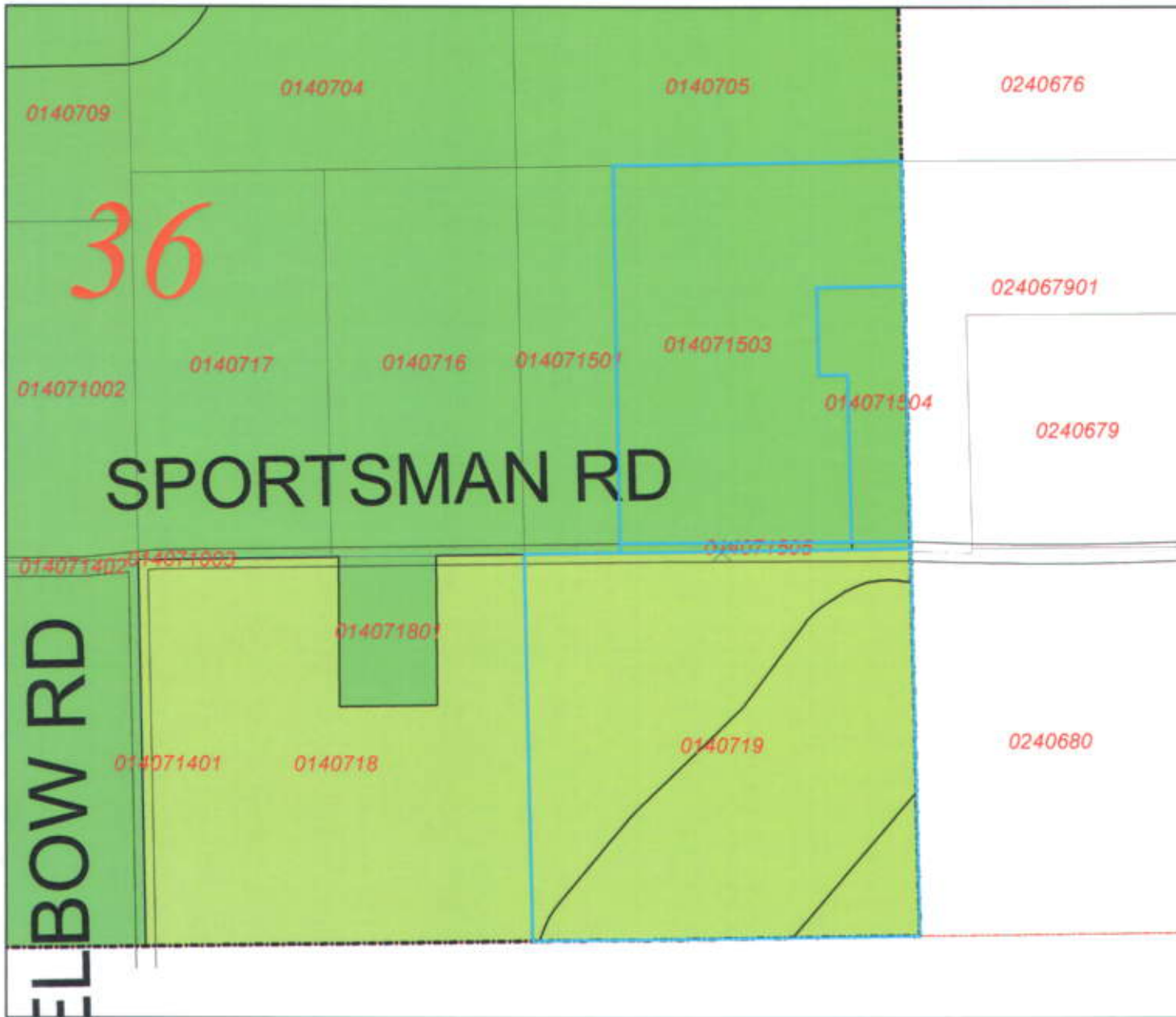
- Parcel Lines
- Section Lines
- Waterways
- Open Water



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**Martenson & Eisele, Inc.**  
 317 Albany Place, Plover, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 PLO 731.0281 • WIS 738.0381  
 Planning, Surveying, Engineering, and more.  
 map012800.jpg.mxd 1/14/2018





Town of Nepeuskun  
 Winnebago County, Wisconsin  
 County Zoning  
 Proposed

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water

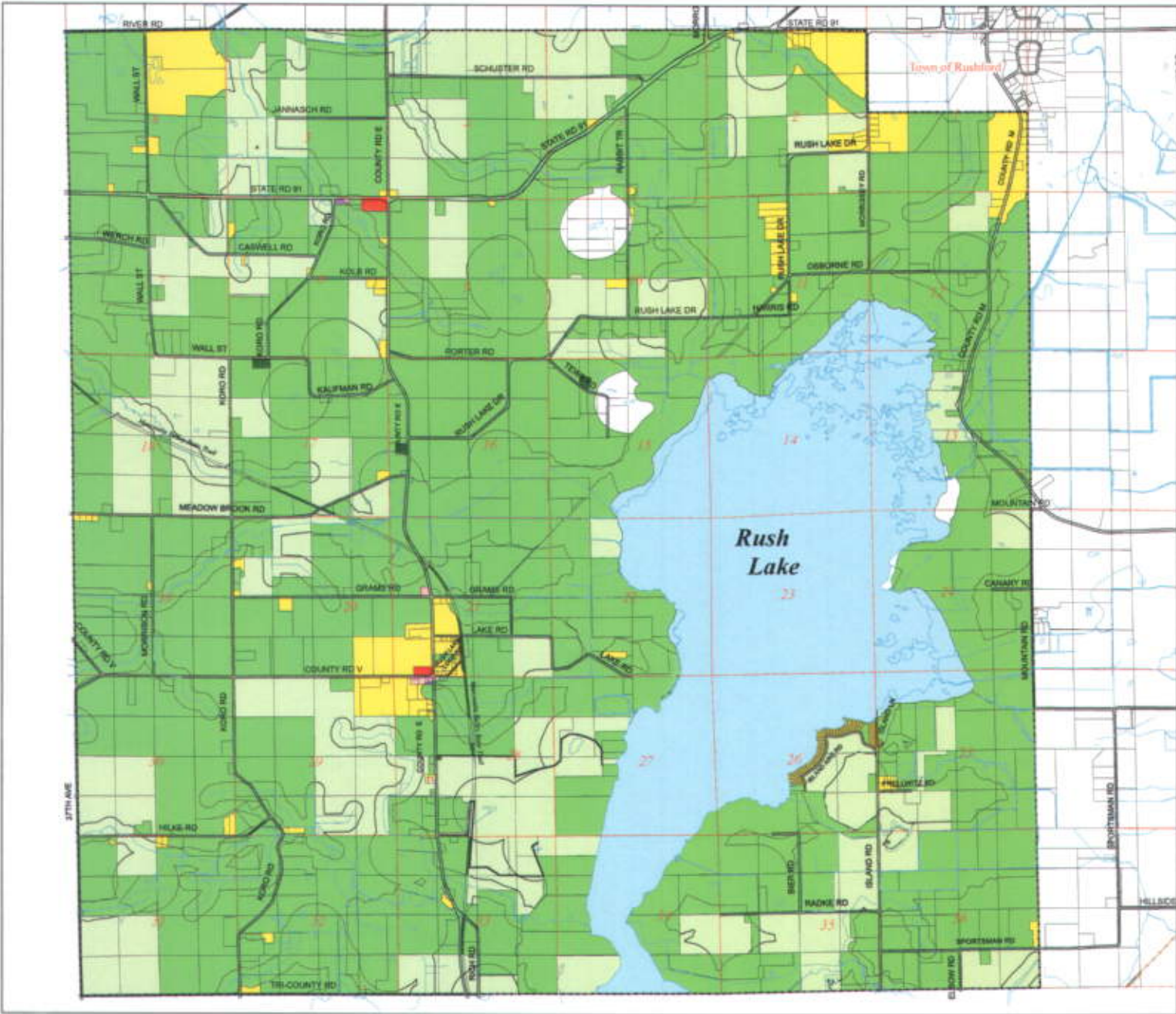


Approximate Scale



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**Martenson & Eisels, Inc.**  
 Planning  
 1377 Liberty Road  
 Marshfield, WI 54453  
 www.martenson-eisels.com  
 info@martenson-eisels.com  
 715.721.3261 1.800.238.0381  
 Engineering  
 Architecture  
 Surveying  
 Environmental  
 Planning  
 2025-01-13 10:00 AM



**Town of Nepeuskun**  
Winnebago County, Wisconsin

**County Zoning**  
**Current**

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PL1 Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



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**Martenson & Eisele, Inc.**  
1377 Military Road  
Menasha, WI 54952  
www.martenson-eisele.com  
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608.711.8061 1.800.228.8061  
Planning  
Environmental  
Surveying  
Engineering  
Architecture  
April 12, 2022 gpe.wc, 11/14/21

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140621	LIPTOW, SARA R	DISTERHAFT, JANE M	W4158 GLADSTONE BEACH RD	FOND DU LAC	WI	54937				20.00	
0140618	SCHUELLER-OWEN BUSINESS	INSURANCE SERVICES INC	735 N WATER ST	MILWAUKEE	WI	53202				39.43	
0140615	RENN, GORDON		PO BOX 12465	GREEN BAY	WI	54307	2465			50.82	
0140620	CLAUSEN, JAMES L	CLAUSEN, LAURA V	718 COUNTY RD E	RIPON	WI	54971	9102	332 KORO RD	RIPON WI 54971	20.00	
0140623	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923		408 KORO RD	RIPON WI 54971	18.88	
014062301	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923				0.00	C-1
0140622	CLAUSEN, JAMES L		718 COUNTY RD E	RIPON	WI	54971	9102			20.00	(FLU) Ag & rural

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels

**Proposed  
Zoning**

PARCELID	OWNER1	OWNER2	PSTLADDRESS	PSTLCITY	PSTLST	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140219	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				20.00	
0140224	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			2.00	
014022502	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				19.88	
0140286	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			38.00	
✓ 0140289	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				35.00	(FLU) A-2 Ag & rural
✓ 014029101	WETLANDS AMERICA TRUST INC		ONE WATERFOWL WAY	MEMPHIS	TN	38120		1592 TEWS RD	RIPON WI 54971	158.82	A-2 Ag & rural
✓ 014029102	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162				15.15	A-2 Ag & rural
014029103	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162		1506 TEWS RD	RIPON WI 54971	53.75	
✓ 014029105	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.99	A-2 Public/Institutional
✓ 0140293	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				38.47	A-2 Ag & rural
0140295	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				4.00	
014029501	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971				3.28	
014029503	GROVER LIV TST, GAYLORD	GROVER LIV TST, FAYE L	1615 TEWS RD	RIPON	WI	54971		1615 TEWS RD	RIPON WI 54971	5.00	
0140297	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963				19.60	
✓ 0140300	SILLANPAA REV TST, ROBERT H	SILLANPAA REV TST, MARY A	1591 TEWS RD	RIPON	WI	54971		1591 TEWS RD	RIPON WI 54971	4.33	A-2 Ag & rural
✓ 014030001	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963		1549 TEWS RD	RIPON WI 54971	13.01	A-2 Ag & rural
✓ 014030002	SILLANPAA, THOMAS J	SILLANPAA, TRACIE	8850 CONCORD DR	FREDONIA	NY	14063	9522			5.03	A-2 Ag & rural
✓ 014030003	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.92	A-2 Public/Institutional

Yellow highlight are the Zoning Changes  
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PARCELID	OWNER1	OWNER2	PSTLADDRESS	PSTLADD	PSTLCITY	PSTLST	PSTLZI	SITEADDRESS	SITECSZ	STATEDAREA	PROPOSED ZONING
0140046	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			35.94	
0140048	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923	8511 STATE RD 91	BERLIN WI 54923	30.00	A-2 (FLU) Ag & rural
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0140080	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			3.66	
0140178	DOLATA, EDWARD	DOLATA, MARY JO	8561 STATE RD 91		BERLIN	WI	54923	8583 STATE RD 91	BERLIN WI 54923	52.18	A-2 Ag & rural
0140181	FETHERSTON, PATRICK L	FETHERSTON, KELLY L	8603 STATE RD 91		BERLIN	WI	54923	8603 STATE RD 91	BERLIN WI 54923	9.59	
014018101	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR		RIPON	WI	54971			29.79	
0140198	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR		RIPON	WI	54971			40.00	
0140203	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR		OMRO	WI	54963			14.56	
014020301	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL		RIPON	WI	54971	2096 RABBIT TR	RIPON WI 54971	12.79	A-2 Ag & rural
014020302	COATS, GARY L		2080 RABBIT TR		RIPON	WI	54971			1.55	R-1 Ag & rural
01402030201	COATS, GARY L		2080 RABBIT TR		RIPON	WI	54971	2080 RABBIT TR	RIPON WI 54971	1.16	R-1 Ag & rural
014020303	ROBICHAUD, JON E	ROBICHAUD, MARY M	W13112 STATE RD 23		RIPON	WI	54971			10.61	A-2 Ag & rural
0140204	KURCZEK, CHRISTOPHER I	KURCZEK, LISA A	1950 RABBIT TR		RIPON	WI	54971	1950 RABBIT TR	RIPON WI 54971	13.77	
014020401	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR		OMRO	WI	54963			23.70	
014020402	TOWN OF NEPEUSKUN		1475 COUNTY RD E		RIPON	WI	54971			0.82	
0140206	ZAMZOW, JAY T	ZAMZOW, STEPHANIE	2007 RABBIT TRAIL		RIPON	WI	54971	2007 RABBIT TR	RIPON WI 54971	8.38	A-2 Ag & rural
014020601	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971	2025 RABBIT TR	RIPON WI 54971	13.37	A-2 Ag & rural
014020602	BAHN, RONALD J	BAHN, PENNY ANN	2039 RABBIT TRAIL		RIPON	WI	54971	2039 RABBIT TR	RIPON WI 54971	3.16	A-2 Res
014020603	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			0.08	A-2 Ag & rural
0140207	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17		OSHKOSH	WI	54902			20.00	A-2 Ag & rural
014020801	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			10.00	A-2 Ag & rural
0140209	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			10.00	
0140211	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR		RIPON	WI	54971			12.70	A-2 Ag & rural
014021101	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			5.02	A-2 Ag & rural
014021102	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR		RIPON	WI	54971			1.37	A-1 Ag & rural
0140212	SCHUSTER, THOMAS C	SCHUSTER, CONNIE R, et al.	8640 STATE RD 91		BERLIN	WI	54923			51.32	A-2 Ag & rural
0140213	HEATLEY, DANIEL J	KAISER, BAILEY A	1949 RABBIT TR		RIPON	WI	54971	1949 RABBIT TR	RIPON WI 54971	2.10	
014021301	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR		RIPON	WI	54971			18.71	A-2 Ag & rural
014021302	HAEDT, DONALD D		1919 RABBIT TR		RIPON	WI	54971	1919 RABBIT TR	RIPON WI 54971	6.50	
014021303	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			7.76	A-2 Ag & rural
014021304	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E		RIPON	WI	54971			0.82	A-2 Public/Institutional
0140214	SCHUMACHER, SHAWN R	SCHUMACHER, KATHLEEN A	1881 RABBIT TR		RIPON	WI	54971	1881 RABBIT TR	RIPON WI 54971	5.37	
0140215	SCHUSTER LIV TST, DAN	SCHUSTER LIV TST, VICKI	8549 SCHUSTER RD		BERLIN	WI	54923			17.71	
0140216	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR		RIPON	WI	54971			40.17	

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	SITEADDRESS	SITECSZ	Proposed Zoning
014071503	LEINWEBER, MICHELLE J		7310 SPORTSMAN RD	RIPON	WI	54971			
014071504	LEINWEBER, CRAIG R	LEINWEBER, MICHELLE J	7310 SPORTSMAN RD	RIPON	WI	54971	7310 SPORTSMAN RD	RIPON WI 54971	A-2 <i>(FLU) Ag &amp; rural</i>
014071505	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971			
0140719	BADTKE LIV TST, ARNOLD	BADTKE LIV TST, DOROTHY, et al.	N9569 ELBOW RD	RIPON	WI	54971			

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels



## Winnebago County

### Zoning Department

*The Wave of the Future*

#### MEMO FOR P & Z MEETING AGENDA OF MAY 10, 2019

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Lienweber - Town Zoning Change (Tax ID No: 014-0715-04) – Town of Nepeuskun.

The town zoning change for Lienweber is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from R-1 to A-2 and Winnebago County's land use plan shows future land use as Agricultural and Rural.

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

2. Domke - Town Zoning Change (Tax ID No: 014-0623-01 & 014-0623-02 (part)) – Town of Clayton.

The town zoning change for Domke is consistent with Winnebago County's Land Use Plan. The Town of Nepeuskun approved the zoning change from A-2 to C-2 and The Town of Nepeuskun's amended land use plan shows future land use as Commercial.

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

3. **Shoreland Zoning Removed From County Zoning - Town Assigned Zoning (Tax ID Nos. see attached) – Town of Nepeuskun.**

The purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from "Shoreland Designation" and zoning assigned by Winnebago County and currently do not have a zoning designation. The town assigned zoning for affected parcels that is consistent with Winnebago County's Land Use Plan.

## Rowe, Cary

---

**From:** Jerry Trochinski <jerrytrochinski@gmail.com>  
**Sent:** Friday, April 26, 2019 12:08 PM  
**To:** Rowe, Cary  
**Subject:** RE: Domke Town Zoning Change to Commercial

The Town has updated the draft map to Commercial for the Domke Property. The Domke change, Lienweber change along with the update for Farm Land Preservation [ A-1 ] are all waiting for the approval of County and State Farmland Preservation update to finalize updates to the Nepeuskun future land use map and the Comp Plan.

Jerry

---

**From:** Rowe, Cary [mailto:CRowe@co.winnebago.wi.us]  
**Sent:** Friday, April 26, 2019 8:41 AM  
**To:** 'Jerry Trochinski'  
**Subject:** Domke Town Zoning Change to Commercial

Good morning Jerry. Did the town amend its future land use plan for this parcel? It appears the town's map still shows this area as Agricultural and Rural.

Thanks Jerry,  
Cary



**TOWN OF NEPEUSKUN**

**WINNEBAGO COUNTY**

**WISCONSIN**

THE TOWN PLAN COMMISSION OF THE TOWN OF NEPEUSKUN WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 7, 2019 AT 6:30PM AT THE NEPEUSKUN TOWN HALL, 1475 COUNTY ROAD E, RIPON WI, 54971 TO CONSIDER A REQUEST 1)USE PERMITS, A SPECIAL EVENT PERMIT, 2) CONDITIONAL USE PERMIT AND 3) ZONING AND RE-ZONING FOR THE FOLLOWING:

1) Applicant Name: Ryan Prellwitz

Applicant's Address: 410 County Road E, Ripon, WI 54971

Tax Parcel (s) number (s) for requested site: 0140646

Address of Requested Site: 410 County Road E, Ripon, WI 54971

Current Zoning: A-2

REQUESTED SPECIAL EVENT PERMIT FOR SITE: To permit a running event at the Vines and Rushes Winery utilizing the Mascoutin Valley Nature Trail. Event scheduled for Saturday, May 4, 2019. Event beginning at 9am and ending at 12pm.

2) Applicant Name: Tammy Domke

Applicant's Address: 404 and 408 Koro Road, Ripon, WI 54971

Consider conditional Use Permit 01-19[A & B] for 014062301 and Lot 1 CSM 4141 for parcel # 0140623 for a residence [A] on a commercial zoned property and for vehicle service/repair, Contractor Type II and truck terminal [B]. Current Zoning A-2

3) Rezone and Zone Parcels

a. Applicant Name: Michelle and Craig Lienweber

Applicant's Address: 7310 Sportsman Rd. Ripon Wis. Parcel 0140071504: Request to change current Zoning from R-1 to A-2. *FLU: Ag & Rural*

\* b. Applicant Name: Tammy Domke

Applicant's Address: 404 & 408 Koro Road, Ripon, WI. 54971 Parcels 014062301 and Lot 1 of CSM Project No. 0-2324-001[a portion of Parcel 0140623]: Request to change current Zoning from A-2 to C-2 *FLU: Ag & Rural*

c. Applicant Name: Town of Nepeuskun

Applicant's Address 1475 County Road E Ripon, WI 54971 [purpose of zoning is to establish Town Zoning for parcels or partial parcels that were removed from 'Shoreland Designation' and zoning assigned by Winnebago County and are currently do not have a zoning designation.

**RABBIT TRAIL PARCELS**

0140178	A-2	0140212	A-2	014020603	A-2
0140209	A-2	014020801	A-2	0140048	A-2
0140 <del>2</del> 21101	A-2	0140211	A-2	014020302	R-1 ✓
014005001	A-2	0140207	A-2	0140206	A-2
014020601	A-2	014021303	A-2	01402030201	R-1 ✓
014021301	A-2	014020602	A-2	014020303	A-2

**TEWS ROAD PARCELS**

0140293	A-2	0140300 <sup>0</sup> 2	A-2	014029101	A-2
0140300	A-2	014030001	A-2	014029105	A-2
014029102	A-2	0140289	A-2	014030003	A-2

All persons interested and their agents or attorneys may appear and be heard.

Michelle LaPorte  
Secretary

Publish: \_\_\_\_\_ date TBD \_\_\_\_\_



**Date:** December 17, 2018

**To:** Town of Nepeuskun property owners impacted by proposed zoning and rezones

**From:** Town of Nepeuskun Plan Commission

**Re:** Notice of public hearing on town zoning and rezones

You are receiving this letter because you own property that is being considered for zoning or rezoning by the Town of Nepeuskun. The Town will be holding a public hearing on the zoning and rezones at 6:30 PM, January 7, at the Town of Nepeuskun Town Hall located at 1475 County Rd. E.

Attached, please find the public hearing notice which list all properties proposed for zoning or rezone by parcel number and the proposed zoning district. It should be noted that most parcels projected for zoning are unzoned due to a change in County Shoreland designations. Rezones have been specifically requested by the land owners.

We have provided you a map which shows the proposed zoning within an outlined area and parcel numbers impacted by the proposed zoning or rezoning.

The public hearing will allow for you to ask questions pertaining to the proposed zoning or rezones and make any comments.

Should you have any questions prior to the public hearing, please contact Town Chairman, Ron Bahn at 920-570-3296 or Plan Commission Chair, Robert Sillanpaa at 920-361-2450.





Town of Nepeuskun  
Winnebago County, Wisconsin

County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

Map Features

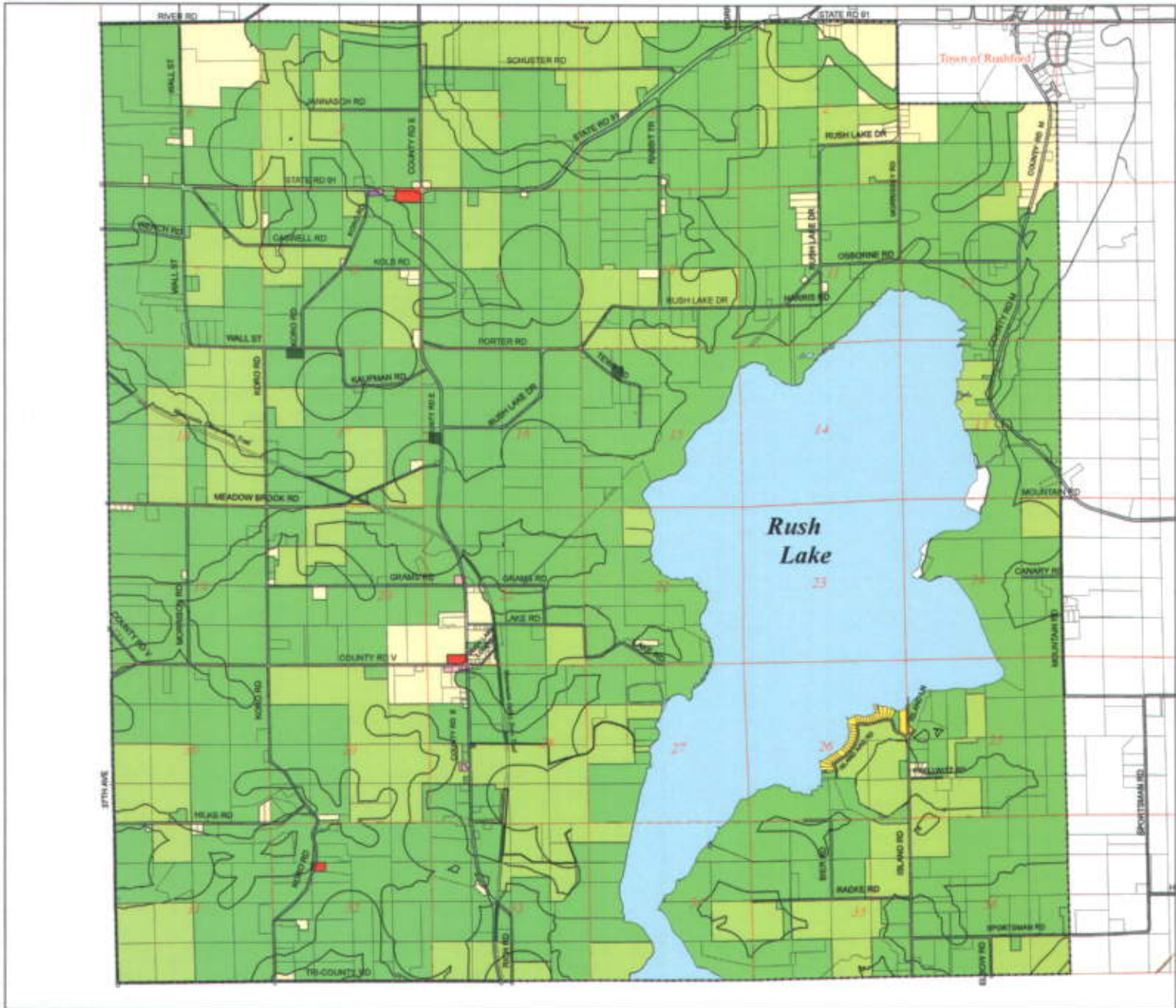
- Parcel Lines
- Section Lines
- Waterways
- Open Water



This base map was created by Winnebago County and is provided as a public service. The user is responsible for understanding the accuracy limitations of the data provided herein.

**Martenson & Eisele, Inc.**  
 1272 Midway Road  
 Marshfield, WI 54852  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 828.751.0881 1.800.226.0881  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 April 22, 2022/jm/mtf, 1/14/2018





Town of Nepeuskun  
Winnebago County, Wisconsin

County Zoning  
Proposed

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



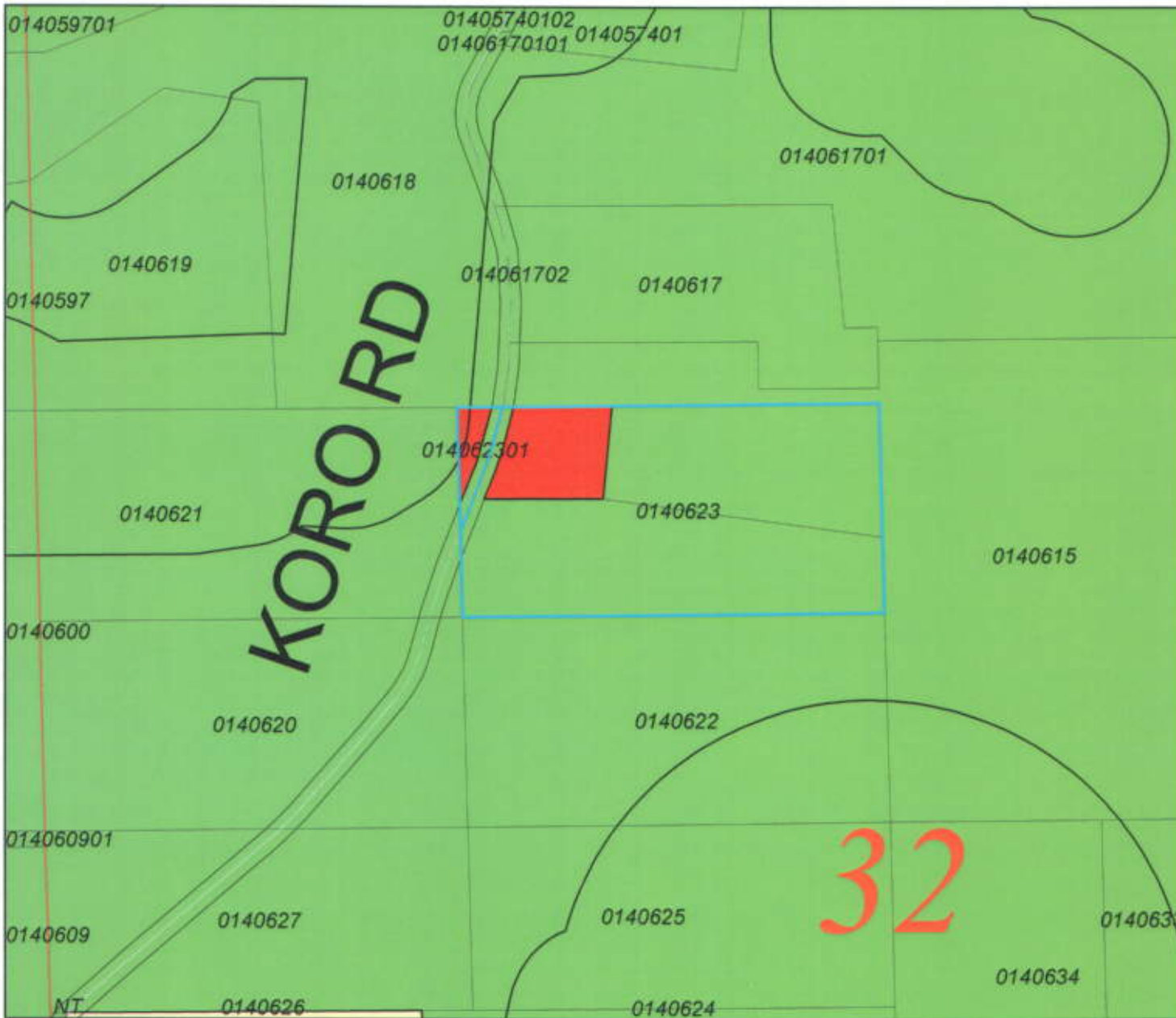
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**Martenson & Eisele, Inc.**  
 1777 Military Road  
 Menasha, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 920.751.0000 / 920.751.2000

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

01/14/2018





Town of Nepeuskun  
Winnebago County, Wisconsin  
County Zoning  
Proposed

Zoning Districts

- A-1 Farmland Preservation
- A-2 Agricultural
- B-2 Community Business
- C-1 Existing Commercial
- C-2 Community Commercial
- PLI Public Lands Institutional
- R-1 Residential
- R-2 Shoreland Residential

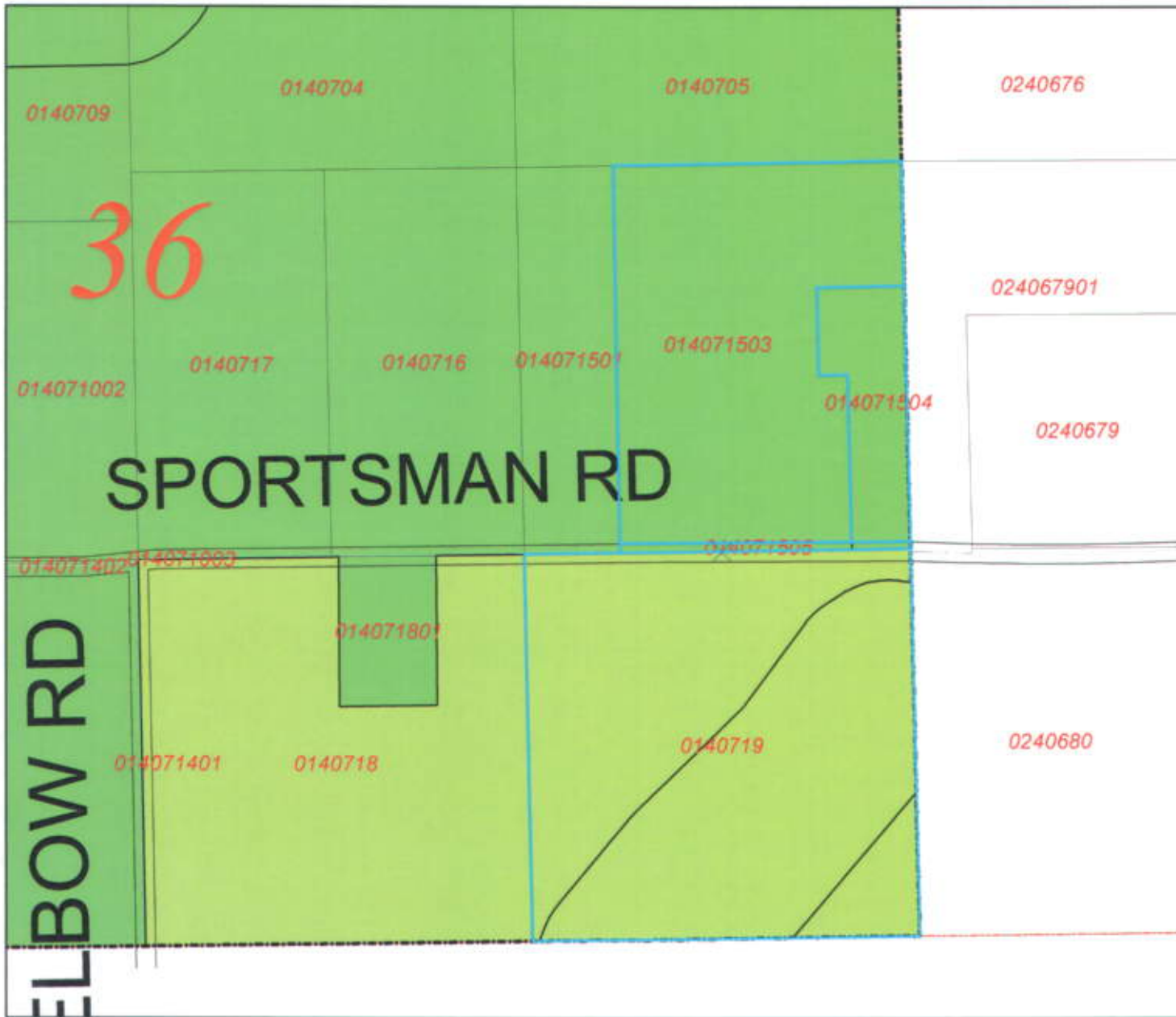
Map Features

- Parcel Lines
- Section Lines
- Waterways
- Open Water



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**Martenson & Eisele, Inc.**  
 317 Albany Place, Nepeuskun, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 POC: 715.228.1111 • 800.239.0361  
 Planning, Surveying, Engineering, and more.  
 saps012800aps.mxd 1/14/2018



Town of Nepeuskun  
 Winnebago County, Wisconsin  
 County Zoning  
 Proposed

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PLI Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



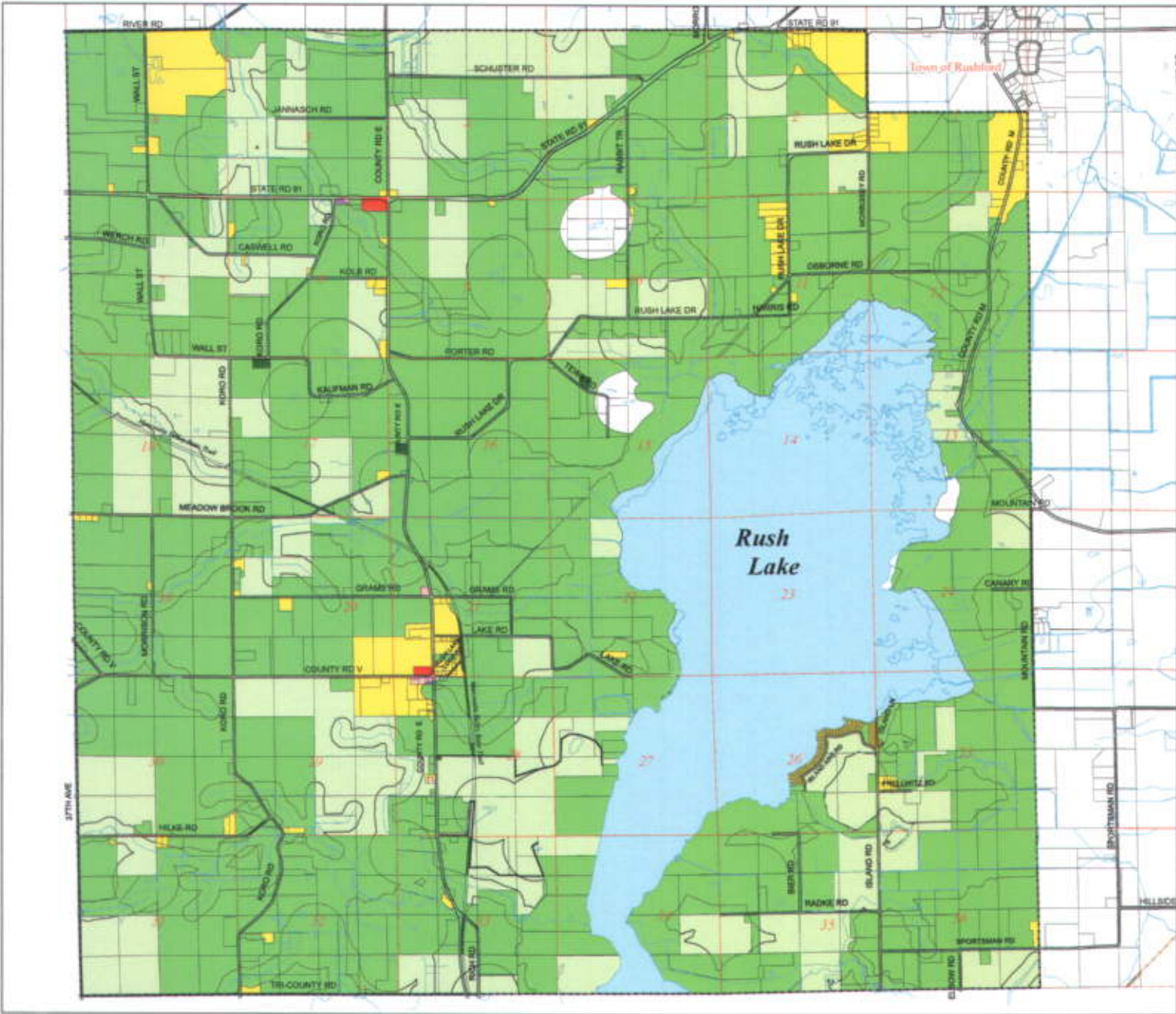
Approximate Scale



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**Martenson & Eisels, Inc.**  
 Planning  
 1377 Liberty Road  
 Nepeuskun, WI 54952  
 www.martenson-eisels.com  
 info@martenson-eisels.com  
 920.721.3261 1.800.238.0381  
 Engineering  
 Architecture  
 Surveying  
 Environmental

Map 132080301.mxd 11/14/2018



**Town of Nepeuskun**  
Winnebago County, Wisconsin

**County Zoning**  
**Current**

- Zoning Districts**
- A-1 Farmland Preservation
  - A-2 Agricultural
  - B-2 Community Business
  - C-1 Existing Commercial
  - C-2 Community Commercial
  - PL1 Public Lands Institutional
  - R-1 Residential
  - R-2 Shoreland Residential

- Map Features**
- Parcel Lines
  - Section Lines
  - Waterways
  - Open Water



This town map was created by Winnebago County and expressly disclaims all liability regarding errors of fact or the information. The user is responsible for understanding the accuracy of the data presented herein.

**Martenson & Eisele, Inc.**  
1377 Military Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
608.711.8061 1.800.228.8061  
Planning  
Environmental  
Surveying  
Engineering  
Architecture  
April 12, 2022 gpe.wc, 11/14/21

PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140621	LIPTOW, SARA R	DISTERHAFT, JANE M	W4158 GLADSTONE BEACH RD	FOND DU LAC	WI	54937				20.00	
0140618	SCHUELLER-OWEN BUSINESS	INSURANCE SERVICES INC	735 N WATER ST	MILWAUKEE	WI	53202				39.43	
0140615	RENN, GORDON		PO BOX 12465	GREEN BAY	WI	54307	2465			50.82	
0140620	CLAUSEN, JAMES L	CLAUSEN, LAURA V	718 COUNTY RD E	RIPON	WI	54971	9102	332 KORO RD	RIPON WI 54971	20.00	
0140623	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923		408 KORO RD	RIPON WI 54971	18.88	
014062301	DOMKE, TAMMY S		N2399 STATE RD 49	BERLIN	WI	54923				0.00	C-1
0140622	CLAUSEN, JAMES L		718 COUNTY RD E	RIPON	WI	54971	9102			20.00	

*(FLU)  
Ag & rural*

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels



**Proposed Zoning**

PARCELID	OWNER1	OWNER2	PSTLADDRESS	PSTLCITY	PSTLST	PSTLZIP5	PSTLZIP4	SITEADDRESS	SITECSZ	STATEDAREA	Proposed Zoning
0140219	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				20.00	
0140224	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			2.00	
014022502	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR	RIPON	WI	54971				19.88	
0140286	JANSEN, DEBRA K		8209 RUSH LAKE DR	RIPON	WI	54971	9110			38.00	
✓ 0140289	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				35.00	(FLU) A-2 Ag & rural
✓ 014029101	WETLANDS AMERICA TRUST INC		ONE WATERFOWL WAY	MEMPHIS	TN	38120		1592 TEWS RD	RIPON WI 54971	158.82	A-2 Ag & rural
✓ 014029102	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162				15.15	A-2 Ag & rural
014029103	TEWS ACRES LLC		137 ROSEMARY DR	PULASKI	WI	54162		1506 TEWS RD	RIPON WI 54971	53.75	
✓ 014029105	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.99	A-2 Public/Institutional
✓ 0140293	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				38.47	A-2 Ag & rural
0140295	BONTKE TST, JONATHAN C	WEIS BONTKE TST, DIANE M	2504 HIGHLAND HAVEN DR	AUSTIN	TX	78725				4.00	
014029501	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971				3.28	
014029503	GROVER LIV TST, GAYLORD	GROVER LIV TST, FAYE L	1615 TEWS RD	RIPON	WI	54971		1615 TEWS RD	RIPON WI 54971	5.00	
0140297	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963				19.60	
✓ 0140300	SILLANPAA REV TST, ROBERT H	SILLANPAA REV TST, MARY A	1591 TEWS RD	RIPON	WI	54971		1591 TEWS RD	RIPON WI 54971	4.33	A-2 Ag & rural
✓ 014030001	SCHOONOVER, PATRICK G	SCHOONOVER, CONNIE S	2575 STATE RD 116	OMRO	WI	54963		1549 TEWS RD	RIPON WI 54971	13.01	A-2 Ag & rural
✓ 014030002	SILLANPAA, THOMAS J	SILLANPAA, TRACIE	8850 CONCORD DR	FREDONIA	NY	14063	9522			5.03	A-2 Ag & rural
✓ 014030003	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E	RIPON	WI	54971				0.92	A-2 Public/Institutional

Yellow highlight are the Zoning Changes  
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PARCELID	OWNER1	OWNER2	PSTLADDRS	PSTLADD	PSTLCITY	PSTLS1	PSTLZI	SITEADDRESS	SITECSZ	STATEDAREA	PROPOSED ZONING
0140046	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			35.94	
0140048	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923	8511 STATE RD 91	BERLIN WI 54923	30.00	A-2 (FLU) Ag & rural
0140050	SHATTUCK, DAVID R	SHATTUCK, SARA K	377 CANAL ST		BERLIN	WI	54923			8.00	
014005001	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17		OSHKOSH	WI	54902			32.00	A-2 Ag & rural
0140055	R & D WAGNER FAMILY FARMS LLC		W504 CENTER RD		RIPON	WI	54971			36.36	
014005501	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL		RIPON	WI	54971	2104 RABBIT TR	RIPON WI 54971	0.91	
014005502	REIBER, GAIL L		2110 RABBIT TR		RIPON	WI	54971	2110 RABBIT TR	RIPON WI 54971	2.73	
0140080	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			3.66	
0140178	DOLATA, EDWARD	DOLATA, MARY JO	8561 STATE RD 91		BERLIN	WI	54923	8583 STATE RD 91	BERLIN WI 54923	52.18	A-2 Ag & rural
0140181	FETHERSTON, PATRICK L	FETHERSTON, KELLY L	8603 STATE RD 91		BERLIN	WI	54923	8603 STATE RD 91	BERLIN WI 54923	9.59	
014018101	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR		RIPON	WI	54971			29.79	
0140198	WEIS LIVESTOCK LLC		8588 RUSH LAKE DR		RIPON	WI	54971			40.00	
0140203	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR		OMRO	WI	54963			14.56	
014020301	HEISE, JAMES H	HEISE, VERNA M	2104 RABBIT TRAIL		RIPON	WI	54971	2096 RABBIT TR	RIPON WI 54971	12.79	A-2 Ag & rural
014020302	COATS, GARY L		2080 RABBIT TR		RIPON	WI	54971			1.55	R-1 Ag & rural
01402030201	COATS, GARY L		2080 RABBIT TR		RIPON	WI	54971	2080 RABBIT TR	RIPON WI 54971	1.16	R-1 Ag & rural
014020303	ROBICHAUD, JON E	ROBICHAUD, MARY M	W13112 STATE RD 23		RIPON	WI	54971			10.61	A-2 Ag & rural
0140204	KURCZEK, CHRISTOPHER I	KURCZEK, LISA A	1950 RABBIT TR		RIPON	WI	54971	1950 RABBIT TR	RIPON WI 54971	13.77	
014020401	WAGNER LIV TST, DONALD A	WAGNER LIV TST, DARLENE J	7807 ARCHERY DR		OMRO	WI	54963			23.70	
014020402	TOWN OF NEPEUSKUN		1475 COUNTY RD E		RIPON	WI	54971			0.82	
0140206	ZAMZOW, JAY T	ZAMZOW, STEPHANIE	2007 RABBIT TRAIL		RIPON	WI	54971	2007 RABBIT TR	RIPON WI 54971	8.38	A-2 Ag & rural
014020601	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971	2025 RABBIT TR	RIPON WI 54971	13.37	A-2 Ag & rural
014020602	BAHN, RONALD J	BAHN, PENNY ANN	2039 RABBIT TRAIL		RIPON	WI	54971	2039 RABBIT TR	RIPON WI 54971	3.16	A-2 Res
014020603	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			0.08	A-2 Ag & rural
0140207	PAULIK, RAYMOND J	REINKE, MAUREEN C, et al.	C/O GERALD A & PATRIC 327 W 17		OSHKOSH	WI	54902			20.00	A-2 Ag & rural
014020801	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			10.00	A-2 Ag & rural
0140209	HARRISON LIV TST, KERMIT M	HARRISON LIV TST, EVELYN B	8511 STATE RD 91		BERLIN	WI	54923			10.00	
0140211	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR		RIPON	WI	54971			12.70	A-2 Ag & rural
014021101	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			5.02	A-2 Ag & rural
014021102	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR		RIPON	WI	54971			1.37	A-1 Ag & rural
0140212	SCHUSTER, THOMAS C	SCHUSTER, CONNIE R, et al.	8640 STATE RD 91		BERLIN	WI	54923			51.32	A-2 Ag & rural
0140213	HEATLEY, DANIEL J	KAISER, BAILEY A	1949 RABBIT TR		RIPON	WI	54971	1949 RABBIT TR	RIPON WI 54971	2.10	
014021301	HAEDT, DONALD D	HAEDT, VICTORIA L	1919 RABBIT TR		RIPON	WI	54971			18.71	A-2 Ag & rural
014021302	HAEDT, DONALD D		1919 RABBIT TR		RIPON	WI	54971	1919 RABBIT TR	RIPON WI 54971	6.50	
014021303	JANIAK LIV TST, JOSEPH D	JANIAK LIV TST, CAROL J, et al.	2025 RABBIT TRAIL		RIPON	WI	54971			7.76	A-2 Ag & rural
014021304	TOWN OF NEPEUSKUN (road)		1475 COUNTY RD E		RIPON	WI	54971			0.82	A-2 Public/Institutional
0140214	SCHUMACHER, SHAWN R	SCHUMACHER, KATHLEEN A	1881 RABBIT TR		RIPON	WI	54971	1881 RABBIT TR	RIPON WI 54971	5.37	
0140215	SCHUSTER LIV TST, DAN	SCHUSTER LIV TST, VICKI	8549 SCHUSTER RD		BERLIN	WI	54923			17.71	
0140216	KASUBOSKI, CANDACE S	WUNROW, JOSEPH C	8462 RUSH LAKE DR		RIPON	WI	54971			40.17	

Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels



PARCELID	OWNERNAME1	OWNERNAME2	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5	SITEADDRESS	SITECSZ	Proposed Zoning
014071503	LEINWEBER, MICHELLE J		7310 SPORTSMAN RD	RIPON	WI	54971			
014071504	LEINWEBER, CRAIG R	LEINWEBER, MICHELLE J	7310 SPORTSMAN RD	RIPON	WI	54971	7310 SPORTSMAN RD	RIPON WI 54971	A-2 <i>(FLU) Ag &amp; rural</i>
014071505	TOWN OF NEPEUSKUN		1475 COUNTY RD E	RIPON	WI	54971			
0140719	BADTKE LIV TST, ARNOLD	BADTKE LIV TST, DOROTHY, et al.	N9569 ELBOW RD	RIPON	WI	54971			

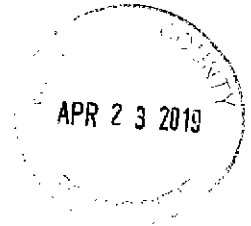
Yellow highlight are the Zoning Changes  
Those without highlight are neighboring parcels



# Federal Emergency Management Agency

Washington, D.C. 20472

April 15, 2019



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 18-05-2015P

Mr. Mark Harris  
Executive, Winnebago County  
County Courthouse  
415 Jackson Street  
Oshkosh, WI 54901

Community Name: Winnebago County, WI  
Community No.: 550537  
FIRM Panel Affected: 55139C0215E,  
55139C0310E,  
55139C0330E

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Dear Mr. Harris:

In a Letter of Map Revision (LOMR) dated November 6, 2018 you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the Unincorporated Areas of Winnebago County, Wisconsin. These determinations were for Sawyer Creek - from the confluence with Fox River to approximately 6,700 feet upstream of Clairville Road. The 90-day appeal period that was initiated on November 27, 2018 when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *The Oshkosh Northwestern* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on March 27, 2019, remains valid and revises the FIRM and FIS report that was in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP. The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region V, in Chicago, Illinois, either by telephone at (312) 408-5500, or in writing at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Map Information eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick F. Sacbibit', written in a cursive style.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

cc: The Honorable Steve Cummings  
Mayor  
City of Oshkosh

Ms. Cary Rowe  
Zoning Administrator  
Winnebago County

Mr. Jeffrey Nau  
Associate Planner  
City of Oshkosh

Ms. Michelle Staff, CFM  
State NFIP Coordinator  
Wisconsin Department of Natural Resources

Mr. Michael Williams, P.E.  
Project Manager  
Strand Associates, Inc.

## Rowe, Cary

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**From:** Staff, Michelle J - DNR <Michelle.Staff@wisconsin.gov>  
**Sent:** Friday, April 19, 2019 2:54 PM  
**To:** Rowe, Cary  
**Cc:** Galloway, Meg M - DNR; Hase, Michelle M - DNR; McCarthy, Julia - FEMA; McGee, Tylon; Olds, Christopher J - DNR  
**Subject:** RE: LOMR -- 18-05-2015P  
**Attachments:** winnebagoco.JPG; Sawyer Creek County Letter.pdf; 18-05-2015P-550537.pdf; RE\_ Sawyer Creek Letter of Map Revision -- Winnebago County.pdf

Cary,

I apologize for not being able to touch base with you on this issue over the phone. I was conducting an 4 day workshop with FEMA.

I did talk to FEMA Region V regarding this situation. Since the County did not appeal the LOMR within 90 days of the second publication in the local newspaper (attached the section from LOMR paperwork) and the effective date has past, March 27, 2019, the LOMR is in effect. If the County does not adopt the LOMR and legally enforce the LOMR, which included the storage maps, FEMA can immediately suspend Winnebago County from the National Flood Insurance Program (NFIP). In order for the County not to be suspended from the NFIP, they need to adopt the LOMR 18-05-2015P and storage maps as soon as possible.

Unfortunately, the issues with the storage maps was not addressed back in 2017/2018. In April of 2018, the County was asked to sign the LOMR submittal forms to FEMA. At that time, it was pointed out that this was an communities decision to change the maps and sign the forms for the map change submittal.

Sincerely,

**We are committed to service excellence.**

Visit our survey at [http://dnr.wi.gov/customer\\_survey](http://dnr.wi.gov/customer_survey) to evaluate how I did.

Michelle J. Staff, CFM  
Floodplain Management Policy Coordinator  
State National Flood Insurance Program Coordinator  
Bureau of Watershed Management  
Division of External Services  
Wisconsin Department of Natural Resources  
Phone: 608-220-5633  
[Michelle.Staff@Wisconsin.gov](mailto:Michelle.Staff@Wisconsin.gov)



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