



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JANUARY 8, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Derek Schaffer - Town Zoning Change (Tax ID No: 030-0108-04 (part)) – Town of Winneconne.

The town zoning change for Derek Schaffer is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1 (Residential) and Winnebago County's future 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. Peter White - Town Zoning Change (Tax ID No: 030-0029-02 (part)) – Town of Winneconne.

The town zoning change for Peter White is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1 (Residential) and Winnebago County's future land use plan shows future land use as Residential.

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

3. David & Susan Petrack - Town Zoning Change (Tax ID No: 030-0512-03) – Town of Winneconne.

The town zoning change for David & Susan Petrack is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1A-1 (Residential) and Winnebago County's future land use plan shows future land use as rural Residential.

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

030-0108-04 (part)
A-2 (Agricultural) to
R-1 (Residential)
FLU: Ag & Rural

ORDINANCE 2020-10
ORDINANCE TO AMEND THE OFFICIAL TOWN OF WINNECONNE ZONING MAP

- WHEREAS,** One or more applications for amendments to the Map of the Town of Winneconne Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and
- WHEREAS,** following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and
- WHEREAS,** the applications for amendments to the Map of the Town of Winneconne Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2014 update to the Town's Comprehensive Plan; and
- WHEREAS,** all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Chapters 146 & 275 of the Town of Winneconne Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Winneconne, County of Winnebago, State of Wisconsin, pursuant to Chapters 146 & 275 of the Town of Winneconne Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Winneconne is amended as follows:

A. Property Owner:

Derek Schaffer, Lasley Point Road, Part of parcel 030-0108-04 Winneconne, WI 54986

Legal description of property:

Sec. 11, T19N, R15E PT SE SW DESC AS LOT 4 OF CSM-7051 31.11 A

The above described property is hereby rezoned from:

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

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Winneconne Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 15th day of October, 2020
Vote: Yes: 4 No: 0 Absent: 1

ATTEST:

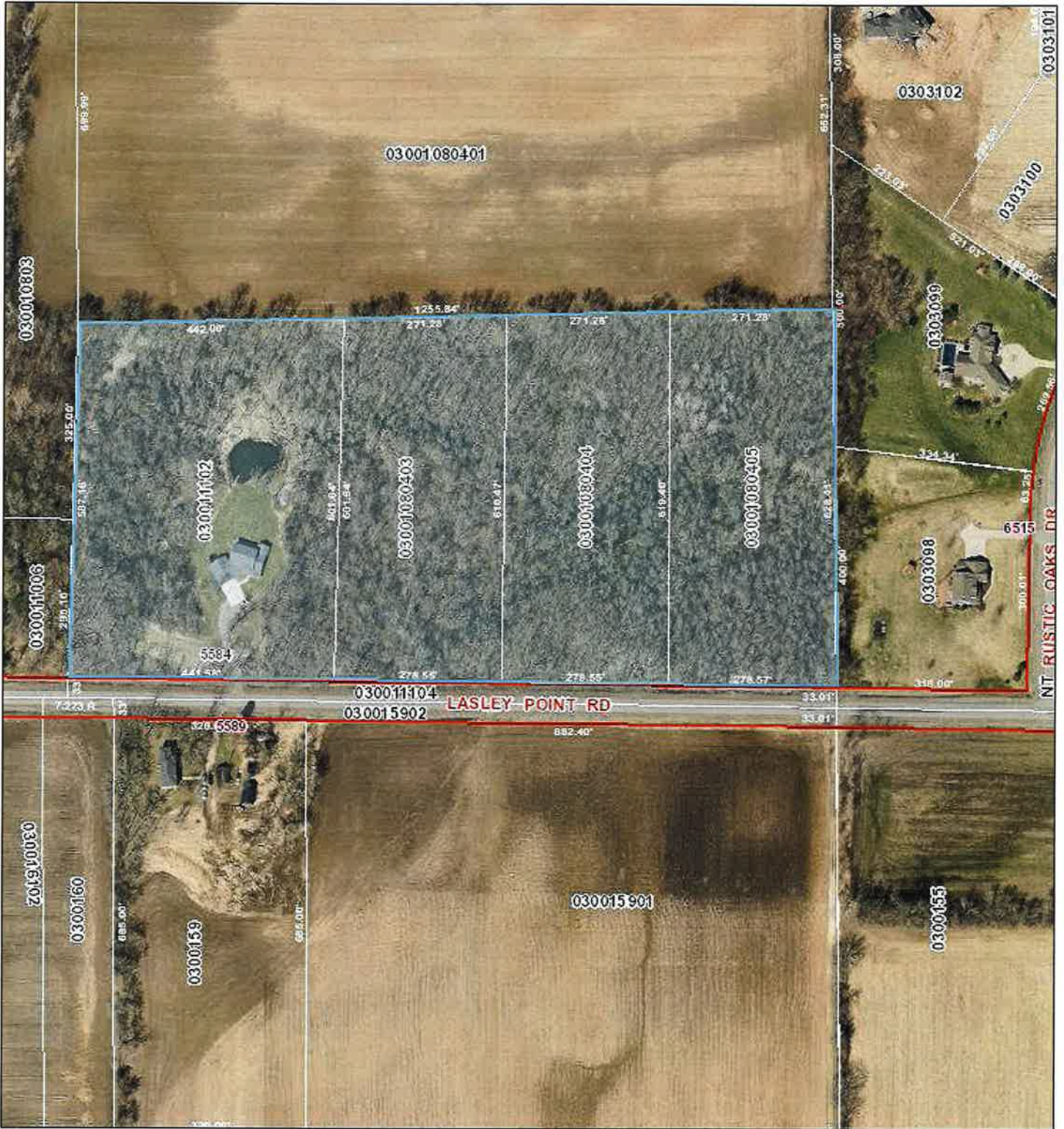


Thomas Snider, Chairman



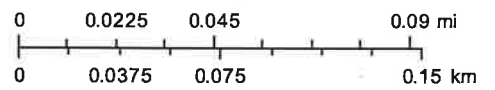
Yvonne Zobel, Town Clerk

Site Map



December 17, 2020

1:2,801



- | | |
|-----------------------------|--------------------------------------|
| Physical Addresses | Navigable Waterways |
| Municipal Boundary | Navigable - Permanent (unchecked) |
| Street Centerline | Navigable - Intermittent (unchecked) |
| Road ROW | Navigable - Stream (unchecked) |
| Tax Parcel Boundary (white) | Navigable - Permanent (checked) |
| Tax Parcel Boundary | Navigable - Intermittent (checked) |
| Road ROW area | Navigable - Stream (checked) |

Winnebago County GIS
Imagery Date: April 2020

APPLICATION TYPE: CSM REVIEW
 X ZONING CHANGE
 CONDITIONAL USE PERMIT

FEE: See Current Fee Schedule

(Please print or type. Please use black ink for duplicating purposes.)

A. PROPERTY OWNER:

A-1 NAME DEREK SCHAFER
Mailing Address 5490 FERNDALE LANE
WINNECONNE, WI 54986
Phone 920-410-5933

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notices, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature  Date 8/24/20

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 APPLICANT (NAME) _____
Mailing Address _____
Phone _____ Signature _____
Date _____

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 030010804
B-2 Lot _____ Block _____ Subdivision _____ or CSM # _____
Section 11 Town 19 North Range 15 East
Town of WINNECONNE Acres ~12ac
B-3 Location (of property) NORTH SIDE LASLEY POINT ROAD, EAST OF 5584 LASLEY PT RD
B-4 Zoning (Existing) A2 Zoning (Proposed): R1
B-5 Use (Existing): WOODED VACANT PROPERTY
Use (Proposed): 3 LOTS FOR SINGL FAMILY HOMES
B-6 SEWER:
Existing _____ Required _____ Municipal _____ Private System: X

C. DESCRIBE PRESENT USE(S):

• WOODED VACANT LAND NORTH SIDE LASLEY PT ROAD
• GEN. AG NEXT TO SAFO FERNDALE DR

D. DESCRIBE PROPOSED USE(S):

CREATE 3 SINGLE FAMILY HOME SITE NORTH SIDE LASLEY PT ROAD
ENLARGE EXISTING PARCEL AT SAFO FERNDALE DR.

E. DESCRIBE THE ESSENTIAL SERVICES (SEWER, WATER, STREETS, ETC.) FOR PRESENT AND FUTURE USES:

PROPOSED 3 LOTS NORTH OF LASLEY PT ROAD WILL REQUIRE PRIVATE SEWER & WELL

EXPANDING FERNDALE PARCEL WILL NOT REQUIRE ANY SERVICES.

F. DESCRIBE WHY THE PROPOSED USE WOULD BE THE HIGHEST AND BEST FOR THE PROPERTY:

3 WOODED HOME PARCELS NORTH OF LASLEY PT ROAD WILL BE SECURED RURAL SITES.

G. DESCRIBE THE PROPOSED USE(S) COMPATIBILITY WITH SURROUNDING LAND USES:

SURROUNDING LAND USE IS MIX OF SINGLE FAMILY RES. AND AG.

PLEASE SEND THE REQUIRED INFORMATION TO: TOM SPIEROWSKI
8348 COUNTY RD. T
LARSEN, WI 54947

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT: 920-428-3361

ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE PLAN COMMISSION MEETINGS WHICH ARE HELD THE FIRST WEDNESDAY OF EACH MONTH

**TOWN OF WINNECONNE
BOARD MEETING MINUTES
OCTOBER 15, 2020**

CALL TO ORDER:

Chairman Tom Snider called the regular meeting to order at 6:30 p.m. at the Winneconne Town Hall, 6494 County Rd. M, Winneconne, WI. This meeting was also available via Zoom.

ROLL CALL: In person attendees were Chairman Tom Snider, Supervisors Vickie Black, and Matt Woods. Also, physically in attendance were Clerk Yvonne Zobel, Deputy Clerks Elizabeth Knaack and Dana Woods, Treasurer Russ Van Gompel, Police Chief Brad Hanson and 6 citizens. Supervisor Dale Burghardt and 4 citizens were in attendance via Zoom. Supervisor Eric Lang was excused. A Board quorum was present.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was said in unison.

NOTICE VERIFICATION:

Clerk Zobel verified that the agenda notices were posted on October 9, 2020 at the Winneconne Town Hall, the Butte des Morts Lions Club Bldg., and the Butte des Morts Post Office. Notices were also e-mailed to The Winneconne News, The Oshkosh Northwestern and posted on the Town website.

APPROVE MINUTES OF THE SEPTEMBER 17, 2020 BOARD MEETING:

---MOTION by Supervisor Woods, second by Supervisor Black to dispense with reading and approve the minutes of September 17, 2020; motion carried on a unanimous 4-0 voice vote---

TREASURER'S REPORT:

Treasurer Russ Van Gompel provided the following August 2020 account balances.

| | | | |
|-------------------------|---------------|---------------------------------------|--------------|
| Premier Bank - Checking | \$ 5,780.25 | State Investment - Public Safety | \$ 28,574.09 |
| Premier Bank - Savings | \$ 110,645.38 | State Investment - Fire Protection | \$ 30,441.41 |
| Investment - Gen Fund | \$ 507,843.31 | State Investment - Wolf Wilderness Tr | \$ 4,243.50 |

---MOTION by Supervisor Woods, second by Supervisor Black to accept the Treasurer's report; motion carried on a unanimous 4-0 voice vote---

CORRESPONDENCE:

None.

PUBLIC COMMENT:

Resident Jim Stahl, 7191 Clark Point Road, speaking on behalf of the Wolfrunners Snowmobile Club, asked the Board to consider use of road rights-of-way on some Town roads as snowmobile trails for the 2020-2021. Chairman Snider said the topic would be included on the December agenda.

CERTIFIED SURVEY MAP & ZONING CHANGE:

DEREK SCHAFFER, LASLEY POINT RD., PART OF TAX PARCEL 030-0108-04

Chairman Snider stated that the Town Zoning Administrator would receive a copy of the County Drainage Permit before issuing any building permits.

---MOTION by Supervisor Burghardt, second by Supervisor Woods to accept the recommendation of the Plan Commission and approve the Certified Survey Map and Zoning change to R-1 Residential for Derek Schaffer, Lasley Point Rd., Part of Tax Parcel 030-0108-04; motion carried on a unanimous 4-0 voice vote---

The findings were: The action conforms to the Town Code and the Future Land Use Plan.

CERTIFIED SURVEY MAP & ZONING CHANGE:

PETER WHITE, 7133 WINDMILL DR., PART OF TAX PARCEL 030-0029-02

---MOTION by Supervisor Burghardt, second by Supervisor Woods to accept the recommendation of the Plan Commission and approve the Certified Survey Map and Zoning Change to R-1 Residential for Peter White, 7133 Windmill Dr., Part of Tax Parcel 030-0029-02; motion carried on a unanimous 4-0 voice vote---

The findings were: The action conforms to the Town Code and the Future Land Use Plan.

TOTES – ALTERNATE SIZES:

In response to a resident's inquiry last month, Clerk Zobel explained that the Advanced Disposal Contract had been signed for the specific sized totes.

Any change would require re-negotiating the contract. Property owners are offered the opportunity to contract on an individual basis for an additional tote and pay directly to Advanced Disposal.

Chairman Snider said the Town would look at size options when the contract expired.

Certified Survey Map

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 7667, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 11, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Derek Schaffer, all of Lot 2 of Certified Survey Map 7667, being part of the Southeast 1/4 of the Southwest 1/4, in Section 11, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the Town of Winneconne, and Winnebago County Subdivision Ordinances.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 23 day of SEP, 2020.

James E. Smith
James E. Smith, PLS-1803



Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____ day of _____, 2020.

Chairman, Planning and Zoning Committee

This CSM is contained wholly within the property described in the following recorded instruments:

| <u>Owner(s) of record</u> | <u>Document(s)</u> | <u>Parcel Number(s)</u> |
|---------------------------|--------------------|-------------------------|
| SBS Enterprises, LLC | 1785667 1828868 | 03001080402 |

Certified Survey Map

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 7667, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 11, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owner, I the undersigned, hereby certify that I caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

SBS Enterprises, LLC.

Date

Print Name and Title

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the _____ day of _____, 2020, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

Treasurer's Certificate:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Town Treasurer

Date

County Treasurer

Date

Town Board Approval:

We hereby certify that the Town of Winneconne has reviewed and approved this certified survey map.

Town Chairman

Date

Town Clerk

Date





Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JANUARY 8, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

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

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030-0029-02 (part)
A-2 (Agricultural) to
R-1 (Residential)
FLU: Residential

ORDINANCE 2020-11

ORDINANCE TO AMEND THE OFFICIAL TOWN OF WINNECONNE ZONING MAP

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WHEREAS, the applications for amendments to the Map of the Town of Winneconne Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2014 update to the Town's Comprehensive Plan; and

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Section 1: The Official Zoning Map of the Town of Winneconne is amended as follows:

A. Property Owner:

Peter White, 7133 Windmill Drive, Part of parcel 030-0029-02 Winneconne, WI 54986

Legal description of property:

Sec. 2, T19N, R15E PT SW NW DESC AS LOT 2 OF CSM-5627 14.78 A

The above described property is hereby rezoned from:

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

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Winneconne Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 15th day of October, 2020

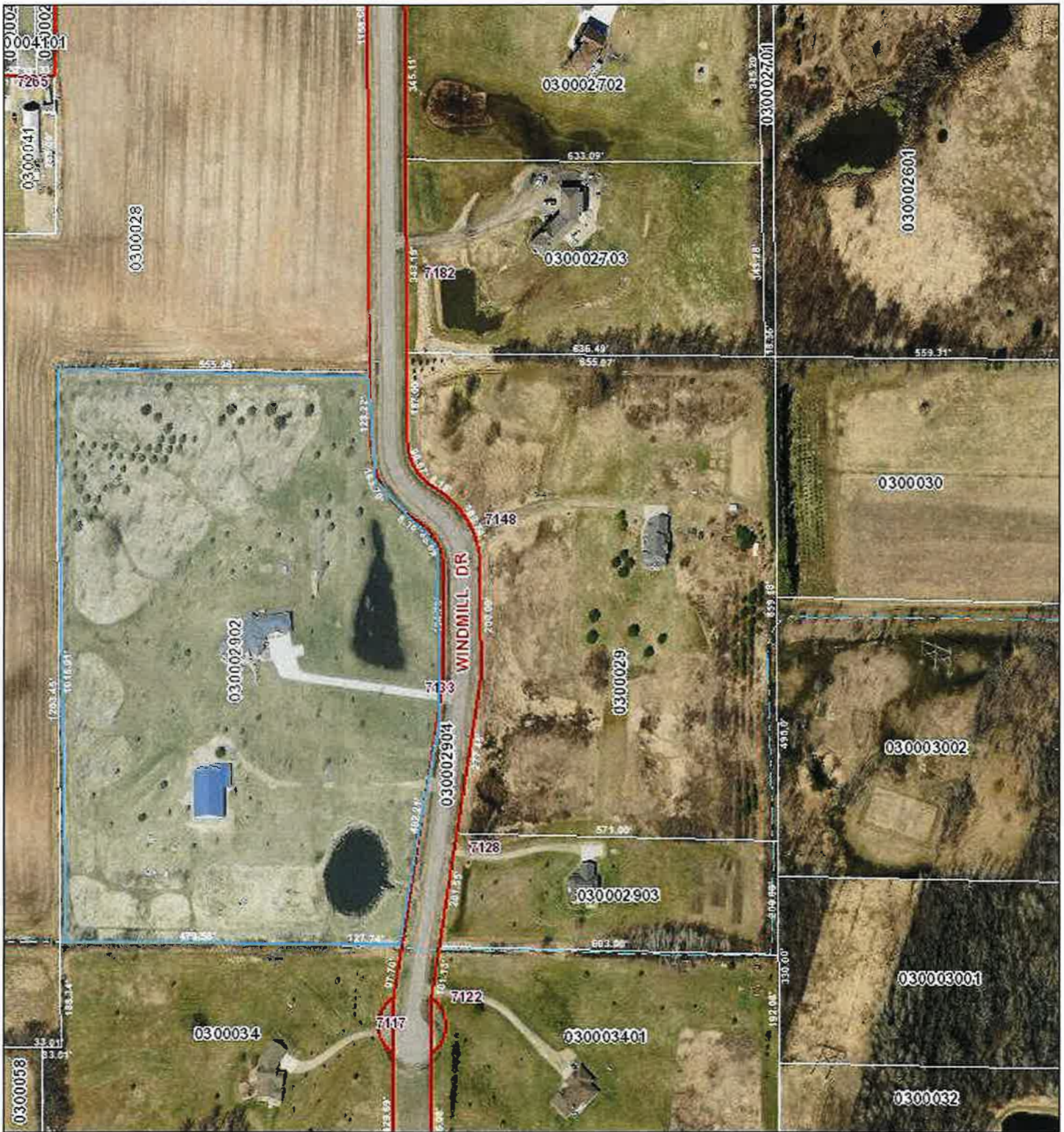
Vote: Yes: 4 No: 0 Absent: 1

ATTEST:

Thomas Snider, Chairman

Yvonne Zobel, Town Clerk

Site Map



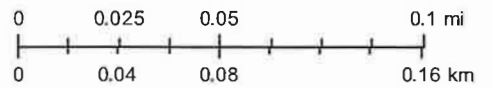
December 17, 2020

1:3,000

- Physical Addresses
- Municipal Boundary
- Street Centerline
- Road ROW
- Tax Parcel Boundary (white)
- Tax Parcel Boundary
- Road ROW area

Navigable Waterways

- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)



Winnebago County GIS
Imagery Date: April 2020

APPLICATION TYPE: X CSM REVIEW
X ZONING CHANGE
 CONDITIONAL USE PERMIT

FEE: See Current Fee Schedule

(Please print or type. Please use black ink for duplicating purposes.)

A. PROPERTY OWNER:

A-1 NAME PETER WHITE
Mailing Address 7133 WINDMILL DR
WINNECONNE, WI 54986
Phone 920-450-8018

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notices, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Signature _____ Date _____

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

~~A-2 APPLICANT (NAME) _____
Mailing Address _____
Phone _____ Signature _____
Date _____~~

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 030002902
B-2 Lot 2 Block _____ Subdivision _____ or CSM # 5627
Section 2 Town 9 North Range 15 East
Town of WINNECONNE Acres 2.5
B-3 Location (of property) NORTH OF 7133 WINDMILL DR
B-4 Zoning (Existing) A2 Zoning (Proposed): R1
B-5 Use (Existing): VACANT PART OF PARCEL 030002902
Use (Proposed): SINGLE FAMILY HOME
B-6 SEWER:
Existing _____ Required _____ Municipal _____ Private System: X

Applicant please fill out ALL the questions

C. DESCRIBE PRESENT USE(S):

VACANT PART OF PARCEL 030002902

D. DESCRIBE PROPOSED USE(S):

SINGLE FAMILY HOME

E. DESCRIBE THE ESSENTIAL SERVICES (SEWER, WATER, STREETS, ETC.) FOR PRESENT AND FUTURE USES:

PRIVATE WELL & SEPTIC

F. DESCRIBE WHY THE PROPOSED USE WOULD BE THE HIGHEST AND BEST FOR THE PROPERTY:

SURROUNDING AREA IS SINGLE FAMILY HOMES, VACANT PART OF PARCEL 030002902 HAS AMPLE ROOM FOR THIS FUTURE HOME SITE

G. DESCRIBE THE PROPOSED USE(S) COMPATIBILITY WITH SURROUNDING LAND USES:

SURROUNDING AREA IS SINGLE FAMILY HOMES

PLEASE SEND THE REQUIRED INFORMATION TO: TOM SPIEROWSKI
8348 COUNTY RD. T
LARSEN, WI 54947

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT: 920-428-3361

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PLEDGE OF ALLEGIANCE:

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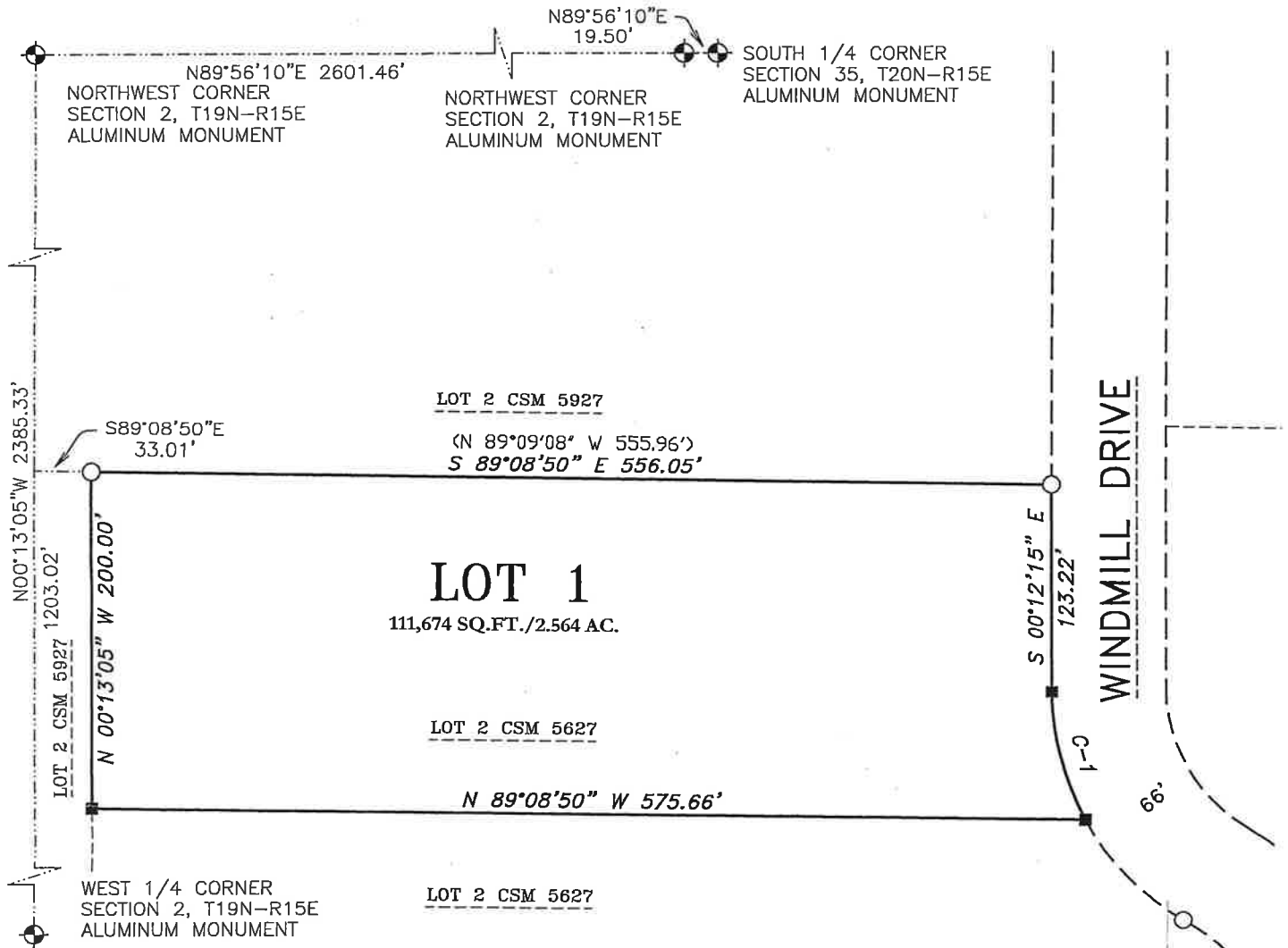
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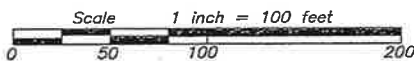
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF CERTIFIED SURVEY MAP 5627,
BEING PART OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19
NORTH, RANGE 15 EAST, TOWN OF WINNECONNE,
WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
SHANNON BERGSTROM
2260 WILLOW HILL DRIVE
NEENAH, WI 54956



| Curve | Radius | Delta | Length | Chord Bearing | Chord | Tangent In | Tangent Out |
|-------|---------|------------|--------|---------------|--------|-------------|-------------|
| 1 | 161.19' | 028°35'34" | 80.44' | S14°30'06.0"E | 79.61' | S00°12'15"E | S28°47'53"E |



BEARINGS ARE REFERENCED TO
CERTIFIED SURVEY MAP 5627
IN WHICH THE WEST LINE OF THE NORTHWEST 1/4,
OF SECTION 02, BEARS N00°13'05"W

LEGEND

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



Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2515-001
FILE 2515001CSM SHEET 1 OF 3
This instrument was drafted by: DSL

Certified Survey Map

PART OF LOT 2 OF CERTIFIED SURVEY MAP 5627, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, James E. Smith, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Shannon Bergstrom, part of Lot 2 of Certified Survey Map 5627, being part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 2; thence North 00 degrees 13 minutes 05 seconds West 1203.02 feet, along the West line of the said Northwest 1/4; thence South 89 degrees 08 minutes 50 seconds East 33.01 feet, to the point of beginning; thence South 89 degrees 08 minutes 50 seconds East 556.05 feet, along the North line of Lot 2 of Certified Survey Map 5627; thence South 00 degrees 12 minutes 15 seconds East 123.22 feet, along the West right-of-way line of Windmill Drive; thence 80.44 feet along the arc of a curve to the left, having a radius of 161.19 feet and whose chord bears South 14 degrees 30 minutes 06 seconds East 79.61 feet, along the said West right-of-way line of Windmill Drive; thence North 89 degrees 08 minutes 50 seconds West 575.66 feet; thence North 00 degrees 13 minutes 05 seconds West 200.00 feet, to the point of beginning.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the Town of Winneconne, and Winnebago County Subdivision Ordinances.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 28 day of Aug, 2020.

James E. Smith
James E. Smith, PLS-1803



Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____ day of _____, 2020.

Chairman, Planning and Zoning Committee

This CSM is contained wholly within the property described in the following recorded instruments:

| <u>Owner(s) of record</u> | <u>Document(s)</u> | <u>Parcel Number(s)</u> |
|---------------------------|--------------------|-------------------------|
| Peter J. White | 1304980 | 030002902 (part) |
| Carolyn R. White | 1334848 | |

Certified Survey Map

PART OF LOT 2 OF CERTIFIED SURVEY MAP 5627, BEING PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 NORTH,
RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owner, I the undersigned, hereby certify that I caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

Peter J. White Date

Carolyn R. White Date

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the _____ day of _____, 2020, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Treasurer's Certificate:

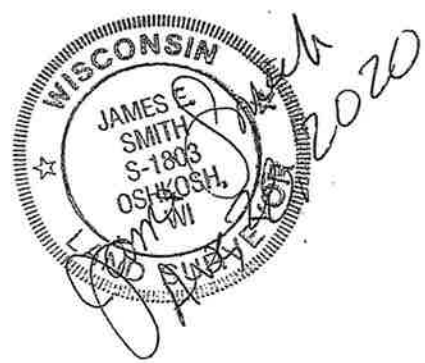
I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Town Treasurer Date _____
County Treasurer Date

Town Board Approval:

We hereby certify that the Town of Winneconne has reviewed and approved this certified survey map.

Town Chairman Date _____
Town Clerk Date





Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JANUARY 8, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Derek Schaffer - Town Zoning Change (Tax ID No: 030-0108-04 (part)) – Town of Winneconne.

The town zoning change for Derek Schaffer is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1 (Residential) and Winnebago County's future 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. Peter White - Town Zoning Change (Tax ID No: 030-0029-02 (part)) – Town of Winneconne.

The town zoning change for Peter White is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1 (Residential) and Winnebago County's future land use plan shows future land use as Residential.

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

3. David & Susan Petrack - Town Zoning Change (Tax ID No: 030-0512-03) – Town of Winneconne.

The town zoning change for David & Susan Petrack is consistent with Winnebago County's Future Land Use Plan. The Town of Winneconne approved the zoning change from A-2 (Agricultural District) to R-1A-1 (Residential) and Winnebago County's future land use plan shows future land use as rural Residential.

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

030-0512-03
A-2 (Agricultural) to
R-1 A-1 (Residential)
FLU: Residential

ORDINANCE 2020-09
ORDINANCE TO AMEND THE OFFICIAL TOWN OF WINNECONNE ZONING MAP

WHEREAS, One or more applications for amendments to the Map of the Town of Winneconne Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Winneconne Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2014 update to the Town's Comprehensive Plan; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Chapters 146 & 275 of the Town of Winneconne Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Winneconne, County of Winnebago, State of Wisconsin, pursuant to Chapters 146 & 275 of the Town of Winneconne Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Winneconne is amended as follows:

A. Property Owner:

David & Susan Petrack, 5025 Petrack Lane, Part of parcel 030-0512 Winneconne, WI 54986

Legal description of property:

Sec.32, T19N, R15E PT SE ¼ desc as lot 2 of CSM ~~6061~~⁷⁶⁷⁶, 2.08A

The above described property is hereby rezoned from:

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

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Winneconne Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 20th day of August, 2020
Vote: Yes: 5 No: 0 Absent: 0

ATTEST:


Thomas Snider, Chairman


Yvonne Zobel, Town Clerk

**TOWN OF WINNECONNE
BOARD MEETING MINUTES
AUGUST 20, 2020**

CALL TO ORDER:

Chairman Tom Snider called the regular meeting to order at 6:30 p.m. at the Winneconne Town Hall, 6494 County Rd. M, Winneconne, WI. This meeting was also available via Zoom.

ROLL CALL: In person attendees were Chairman Tom Snider, Supervisors Vickie Black, Dale Burghardt, Eric Lang and Matt Woods. Also, physically in attendance were Clerk Yvonne Zobel, Deputy Clerk Elizabeth Knaack, Deputy Clerk Dana Woods, Treasurer Russ Van Gompel, Police Chief Brad Hanson, Assistant Fire Chief Ed Quigley and 8 citizens. Two citizens were in attendance via Zoom. A Board quorum was present.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was said in unison.

NOTICE VERIFICATION:

Clerk Zobel verified that the agenda notices were posted on August 14, 2020 at the Winneconne Town Hall, the Butte des Morts Lions Club Bldg., and the Butte des Morts Post Office. Notices were also e-mailed to The Winneconne News, The Oshkosh Northwestern and posted on the Town website.

APPROVE MINUTES OF THE JULY 16, 2020 BOARD MEETING:

----**MOTION** by Supervisor Woods, second by Supervisor Black to dispense with reading and approve the minutes of July 16, 2020; motion carried on a unanimous 5-0 voice vote----

TREASURER'S REPORT:

Treasurer Russ Van Gompel provided the following July 31, 2020 account balances.

| | | | |
|-------------------------|---------------|---------------------------------------|--------------|
| Premier Bank – Checking | \$ 21,811.89 | State Investment - Public Safety | \$ 28,567.94 |
| Premier Bank – Savings | \$ 40,884.57 | State Investment - Fire Protection | \$ 30,434.86 |
| Investment - Gen Fund | \$ 507,734.05 | State Investment - Wolf Wilderness Tr | \$ 4,242.38 |

----**MOTION** by Supervisor Woods, second by Supervisor Lang to accept the Treasurer's report; motion carried on a unanimous 5-0 voice vote----

CORRESPONDENCE:

Clerk Zobel read:

1. A letter from the Demographic Services Center stating the January 1, 2020 population for the Town of Winneconne is 2,436 which is 7 more than the last count.
2. A letter from the Winnebago County Highway Commissioner regarding improvements to STH 116.
3. A letter from WisDOT regarding a traffic study for improvements to intersections on STH 116.

PUBLIC COMMENT:

None

CERTIFIED SURVEY MAP AND ZONING CHANGE:

DAVID & SUSAN PETRACK, 5025 PETRACK LN, PART OF TAX PARCEL 030-0512

----**MOTION** by Supervisor Lang, second by Supervisor Woods to accept the recommendation of the Plan Commission and approve the Certified Survey Map and Zoning change for David & Susan Petrack, 5025 Petrack Lane, Part of Tax Parcel 030-0512; motion carried on a unanimous 5-0 voice vote----

The findings were: The action conforms to the Town Code and the Future Land Use Plan.

CERTIFIED SURVEY MAP:

JAMES SELLE, LASLEY POINT RD., TAX PARCEL 030-0154

----**MOTION** by Supervisor Lang, second by Supervisor Burghardt to accept the recommendation of the Plan Commission and approve the Certified Survey Map for James Selle, Lasley Point Rd., Tax Parcel 030-0154; motion carried on a unanimous 5-0 voice vote----

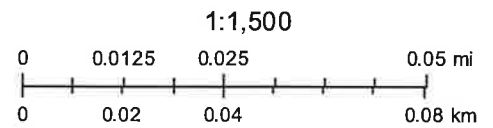
Site Map



July 21, 2020

- Physical Addresses
- Street Centerline
- Road ROW
- Tax Parcel Boundary (white)
- Tax Parcel Boundary
- Road ROW area

- Navigable Waterways**
- Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - - Navigable - Stream (unchecked)
 - Navigable - Permanent (checked)
 - - Navigable - Intermittent (checked)
 - - Navigable - Stream (checked)



Winnebago County GIS
Imagery Date: March, 2015

To print, click the disk icon below -> then PDF

Find | Next



Parcel Profile Report for 0300512

Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, SEPTEMBER 3, 2020

[More Details](#)

Mailing Address:

**PETRACK, DAVID J
PETRACK, SUSAN K
5025 PETRACK LN
OMRO WI 54963**

Owner(s):

**PETRACK, DAVID J
PETRACK, SUSAN K**

Tax Parcel Number:

0300512

Tax District:

[030-TOWN OF WINNECONNE](#)

Acres:

7.67

School District:

6608-WINNECONNE COMMUNITY SCHOOL DISTRICT

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

\$47,700

Improvements:

\$129,400

Total:

\$177,100

Brief Property Description (for a complete legal description, see recorded document):

PT SW1/4 DESC AS LOT 1 OF CSM-5587 7.67 A.

Document Number:

1325862

Site Address(es):

5025 PETRACK LN

OMRO WI 54963

Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

NE 1/4, SW 1/4 of Section 32, T.19N. - R.15E., TOWN OF WINNECONNE

NW 1/4, SW 1/4 of Section 32, T.19N. - R.15E., TOWN OF WINNECONNE

SE 1/4, SW 1/4 of Section 32, T.19N. - R.15E., TOWN OF WINNECONNE

SW 1/4, SW 1/4 of Section 32, T.19N. - R.15E., TOWN OF WINNECONNE

General Zoning Information

| | | | |
|---------------------|------------------------------|---------------------------|---------------------------------|
| District: | Description: | Jurisdiction: | |
| A-2 | AGRICULTURAL DISTRICT | TOWN OF WINNECONNE | Interactive Map |
| Extraterritorial: | Shoreland: | | |
| CITY OF OMRO | NONE | | Interactive Map |

Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

| | | | |
|---|----------------------|---------------------|------------------------------|
| Classification: | Source: | Type: | Surface Water Drainage Dist: |
| NON-NAVIGABLE - INTERMITTENT (CHECKED) | USGS QUAD MAP | INTERMITTENT | NONE |

Airport Zoning and Height Limitation Information

| | | | | |
|-------------|--------------|------------------|-----------------------|------------------|
| Airport: | District(s): | Elevation Range: | Height Limitation(s): | Building Height: |
| NONE | - | 774 - 782 | NONE | |

County Floodplain and FEMA Special Flood Harazard Area (SFHA) Information

[Interactive Map](#)

| | | | | |
|------------------|---------------|---------------------------|--------------------|-----------------------|
| County District: | SFHA Zone: | SFHA Zone Type: | FIRM Panel: | Map Effective Date: |
| NONE | ZONE X | OUTSIDE FLOODPLAIN | 55139C0180E | MARCH 17, 2003 |

| Wisconsin Wetland Inventory Information | | Interactive Map |
|--|----------------------------|---------------------------------|
| Area Code: | Area Description: | Source: |
| E1K | EMERGENT/WET MEADOW | WI DNR |
| T3K | FORESTED | WI DNR |

| Future Land Use Planning Information | | |
|---|-------------------------------|----------------------------------|
| County Use: | Municipal Planning Authority: | Municipal Use: |
| ENVIRONMENTAL | TOWN OF WINNECONNE | WETLANDS |
| RESIDENTIAL | TOWN OF WINNECONNE | SINGLE FAMILY RESIDENTIAL |

| Elevation Information (NAVD88, US Survey Feet) | | Interactive Map |
|---|-------------------|---------------------------------|
| Range: | Elevation Change: | Average: |
| 774 - 782 | 8 | 778 |

| Soil Survey Information | | | | Interactive Map |
|--------------------------------|---|--------------------------------|-----------------|---------------------------------|
| Symbol: | Name: | Drainage Class: | Farmland Class: | Hydrologic Group: |
| HrB | Hortonville silt loam, 2 to 6 percent slopes | Well drained | II | C |
| MtA | Mosel silt loam, 0 to 3 percent slopes | Somewhat poorly drained | II | C/D |
| NeA | Nebago fine sand, 0 to 3 percent slopes | Somewhat poorly drained | III | C/D |

| Election Information | | |
|--|---|--------------|
| Type: | District: | Voting Ward: |
| WINNEBAGO COUNTY BOARD OF SUPERVISORS | 35 | 3 |
| Supervisor: | Polling Place: | |
| TOM SNIDER | WINNECONNE TOWN HALL 6494 COUNTY RD. M | |

| 2010 United States Census Bureau Information | | | More Details |
|---|---------------|-------------|------------------------------|
| State and County FIPS code(s): | Tract: | Block: | Total Population: |
| 55 139 | 002201 | 2105 | 47 |

| Historical Photography Information | |
|---|----------------------------------|
| Flight Year: | File Name: |
| 1941 | AIW-1B-64-41.tif |
| 1957 | AIW-2T-43-57.tif |
| 1975 | 1915-75.tif |
| 1981 | D-7-81.tif |

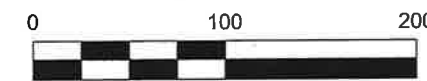
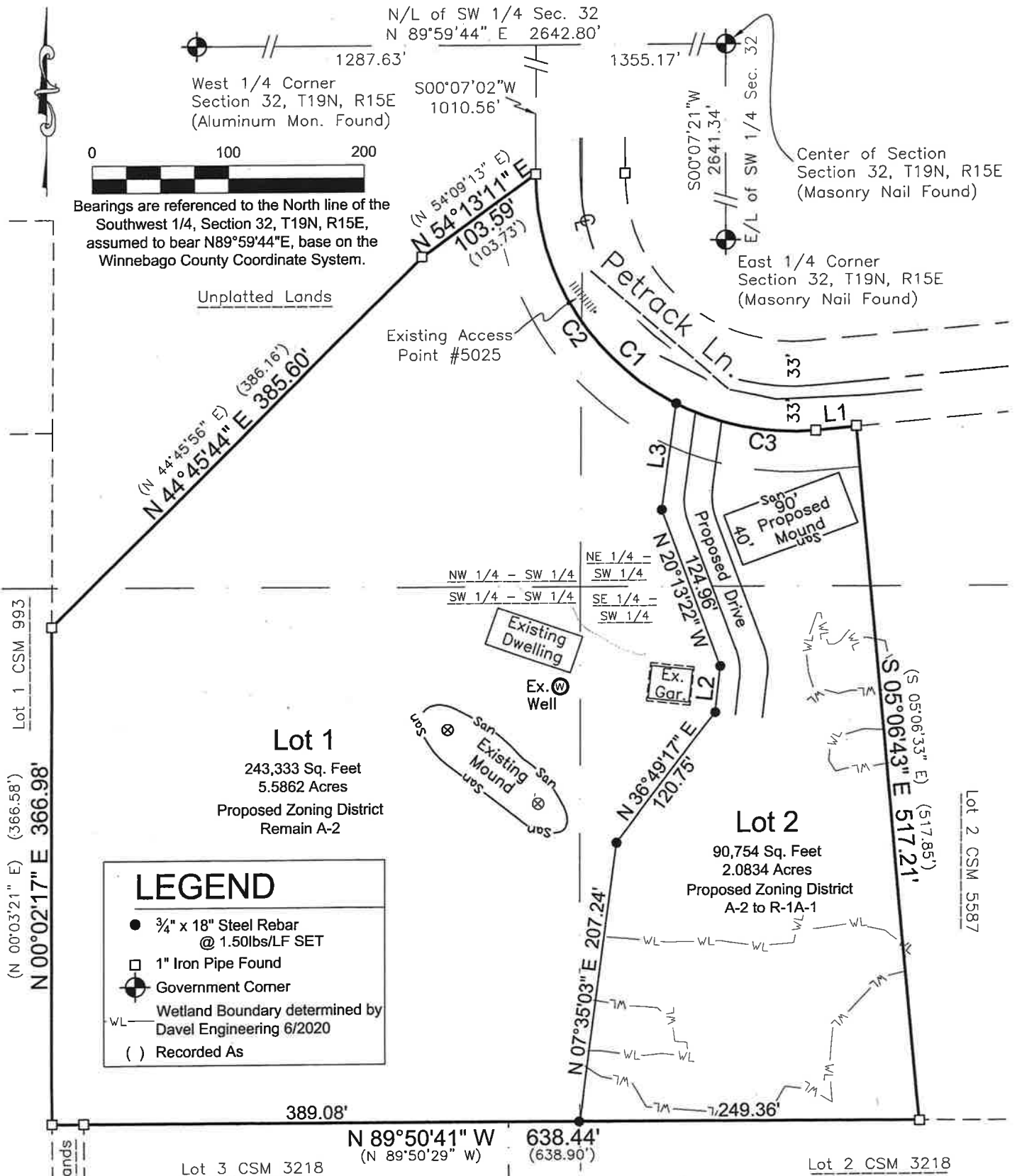
| Special Casing Area Requirements for Arsenic Information | | Casing Map |
|--|--|------------------------------|
| Special well casing depth area for Winnebago County - effective October 1, 2004 | | More Details |



This report was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business.

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map No. 5587,
 Being located in the Southwest 1/4 of
 Section 32, Township 19 North, Range 15 East,
 in the Town of Winneconne, Winnebago County, Wisconsin.



Bearings are referenced to the North line of the Southwest 1/4, Section 32, T19N, R15E, assumed to bear N89°59'44"E, base on the Winnebago County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- ⊙ Government Corner
- WL Wetland Boundary determined by Davel Engineering 6/2020
- () Recorded As

Survey for:
 Pete & Lindsay Elias
 5025 Petrack Lane
 Omro, WI 54963

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davel.pro

Professional seal for Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169, dated 6/22/20. The seal includes the text 'WISCONSIN', 'SCOTT R. ANDERSEN', 'S-3169', 'OMRO, WI', and 'PROFESSIONAL LAND SURVEYOR'.

Scott R. Andersen
 Professional Land Surveyor No. S-3169
 scott@davel.pro

Date: 6/22/20

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map No. 5587,
 Being located in the Southwest 1/4 of
 Section 32, Township 19 North, Range 15 East,
 in the Town of Winneconne, Winnebago County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, 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 Winneconne and Winnebago County, and under the direction of David & Susan Petrack, the property owners of said land, I have surveyed, divided 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 of Certified Survey Map No. 5587, Being located in the Southwest 1/4 of Section 32, Township 19 North, Range 15 East, in the Town of Winneconne, Winnebago County, Wisconsin, containing 334,087 Square Feet (7.6696 Acres) of land described as follows:

All of Lot 1 of Certified Survey Map No. 5587, recorded as Document No. 1325862 in the office of Winnebago County Register of Deeds, Being located in the Southwest 1/4 of Section 32, Township 19 North, Range 15 East, in the Town of Winneconne, Winnebago County, Wisconsin. Described parcel is subject to all easements, and restrictions of record.

Given under my hand this 22ND day of June, 2020.


 Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169
 scott@davei.pro
 OMRO
 W

| CURVE TABLE | | | | | |
|-------------|------------|-----------|-------------|-----------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 316.45' | 190.38' | 95°14'19" | S 47°20'37" E | 281.26' |
| (C1) | (316.47') | (190.38') | (95°14'34") | (S 47°29'16" E) | (281.27') |
| C2 | 240.32' | 190.38' | 72°19'35" | S 35°53'15" E | 224.68' |
| C3 | 76.13' | 190.38' | 22°54'44" | S 83°30'25" E | 75.63' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 84°52'17" E | 29.81' |
| L1 | (N84°53'27"E) | (29.19') |
| L2 | N 06°26'32" E | 34.39' |
| L3 | N 07°35'03" E | 78.95' |

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map No. 5587,
Being located in the Southwest 1/4 of
Section 32, Township 19 North, Range 15 East,
in the Town of Winneconne, Winnebago County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped all as shown and represented on this map.

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

Winnebago County
Town of Winneconne
City of Omro (Extraterritorial Review)

Dated this _____ day of _____, 20_____


David J. Petrack, Owner

Susan K. Petrack, Owner

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.

_____ My Commission Expires _____
Notary Public, Wisconsin


Scott R. Andersen
Professional Land Surveyor No. S-3169
scott@davel.pro
Date 6/22/20

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map No. 5587,
Being located in the Southwest 1/4 of
Section 32, Township 19 North, Range 15 East,
in the Town of Winneconne, Winnebago County, Wisconsin.

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Winneconne, Winnebago County, *David & Susan Petrack, the property owner, is hereby approved* by the Town Board of the Town of Winneconne.

Chairman

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Winneconne.

Clerk

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Winneconne and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Town Treasurer

Date

County Treasurer

Date

City of Omro Approval Certificate (Extraterritorial)

Resolved, that this Certified Survey Map, in the Town of Winneconne, Winnebago County, *David & Susan Petrack, the property owner, is hereby approved* by the City of Omro.

Director of Community Development

Date

County Planning & Zoning Committee Approval

Resolved, that this certified survey map in the Town of Winneconne, Winnebago County, *David & Susan Petrack, the property owner, is hereby approved* by Winnebago County.

Chairman, Planning and Zoning Committee

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:
the property owners of record: *David & Susan Petrack*

Recording Information:
Doc. 1325862
Doc. 791703
Doc. 1025948

Parcel Number(s):
030-0512
↓



Scott R. Andersen
Date

Professional Land Surveyor No. S-3169

scott@davel.pro

Drafted by: scott
Sheet : 5 of 5

APPLICATION TYPE: CSM REVIEW
 ZONING CHANGE
 CONDITIONAL USE PERMIT

FEE: See Current Fee Schedule

(Please print or type. Please use black ink for duplicating purposes.)

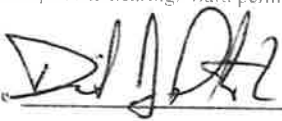
A. PROPERTY OWNER:

A-1 NAME David & Susan Petrack

Mailing Address 5025 Petrack Lane
Omro, WI 54963

Phone (920) 420-3157

Permission is hereby granted for appropriate Town Staff to enter upon the property for the placement and removal of hearing notices, and conducting inspections prior to hearing. Said permission is to remain in force until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

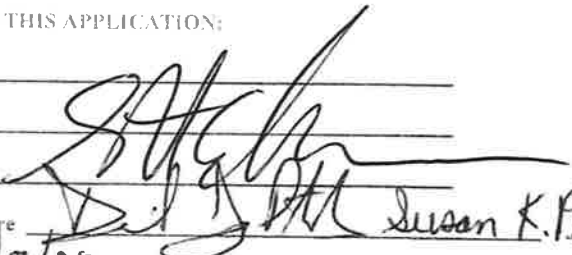
Signature  Susan K. Petrack Date 6/8/20

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 APPLICANT (NAME) Scott Andersen S-3169

Mailing Address 1164 Province Terrace
Menasha, WI 54963

Phone (920) 560-6569

Signature  Susan K. Petrack
Date 6/8/20

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 030-0512

B-2 Lot 1 Block N/A Subdivision N/A or CSM # 5587

Section 32 Town 19 North Range 15 East

Town of Winneconne Acres 7.6696

B-3 Location (of property) 5025 Petrack Lane

B-4 Zoning (Existing) Proposed Lots 1 & 2 (A-2) Zoning (Proposed): Proposed Lot 1 (Remain A-2); Proposed Lot 2 (Change to R-1A-1)

B-5 Use (Existing): Residential (Single Family)

Use (Proposed): Residential (Single Family)

B-6 SEWER:
Existing _____ Required _____ Municipal _____ Private System: Existing and Proposed

Applicant please fill out ALL the questions

C. DESCRIBE PRESENT USE(S): _____

Single Family Residential

D. DESCRIBE PROPOSED USE(S): _____

Split Existing Parcel into 2 Lots for the purpose of Building an additional Single Family Dwelling

E DESCRIBE THE ESSENTIAL SERVICES (SEWER, WATER, STREETS, ETC.) FOR PRESENT AND FUTURE USES:

Proposed Lot 1 has all of the needed Essential Services (Septic, Well, and Access to Public Right of Way)

Proposed Lot 2 is currently in the process of soil evaluation for Proposed Mound System (Well will be needed)

Lot 2 will also have access to Public Right of Way

F. DESCRIBE WHY THE PROPOSED USE WOULD BE THE HIGHEST AND BEST FOR THE PROPERTY:

Proposed use is of highest and best for the property as it is a continued use.

G. DESCRIBE THE PROPOSED USE(S) COMPATIBILITY WITH SURROUNDING LAND USES:

Proposed use matches neighboring parcels. No Conflict.

PLEASE SEND THE REQUIRED INFORMATION TO: TOM SPIEROWSKI
8348 COUNTY RD. T
LARSEN, WI 54947

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT: 920-428-3361

ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE PLAN COMMISSION MEETINGS WHICH ARE HELD THE FIRST WEDNESDAY OF EACH MONTH



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z DELIBERATIVE AGENDA OF JANUARY 8, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator *CAR*

RE: Biebl Tst, et al CSM Lot Variance – Town of Omro

The proposed certified survey map for Biebl Tst, et al falls within Winnebago County's land division jurisdiction and is subject to the Winnebago County Land Division Ordinance (Chapter 18 General Code for Winnebago County). Section 18.10 of the Winnebago County Land Division Ordinance provides for a variance procedure where there are exceptional topographic or other physical conditions on the property in which strict compliance with this chapter would cause practical difficulty by exceptional and undue hardship.

Lot 2 of the proposed csm concept does not meet the 100-ft width requirement along a public road due to the location two existing parcels North and South of proposed lot 2. The balance of the parcel (Lot 1) meets all frontage and area requirements of the Winnebago County Land Division Ordinance.

RECOMMENDATION: Approval

CONDITION: A statement shall be placed on the face of the CSM stating that lot 2 was granted a variance to width requirement by the Winnebago County Planning and Zoning Committee on January 8, 2021.

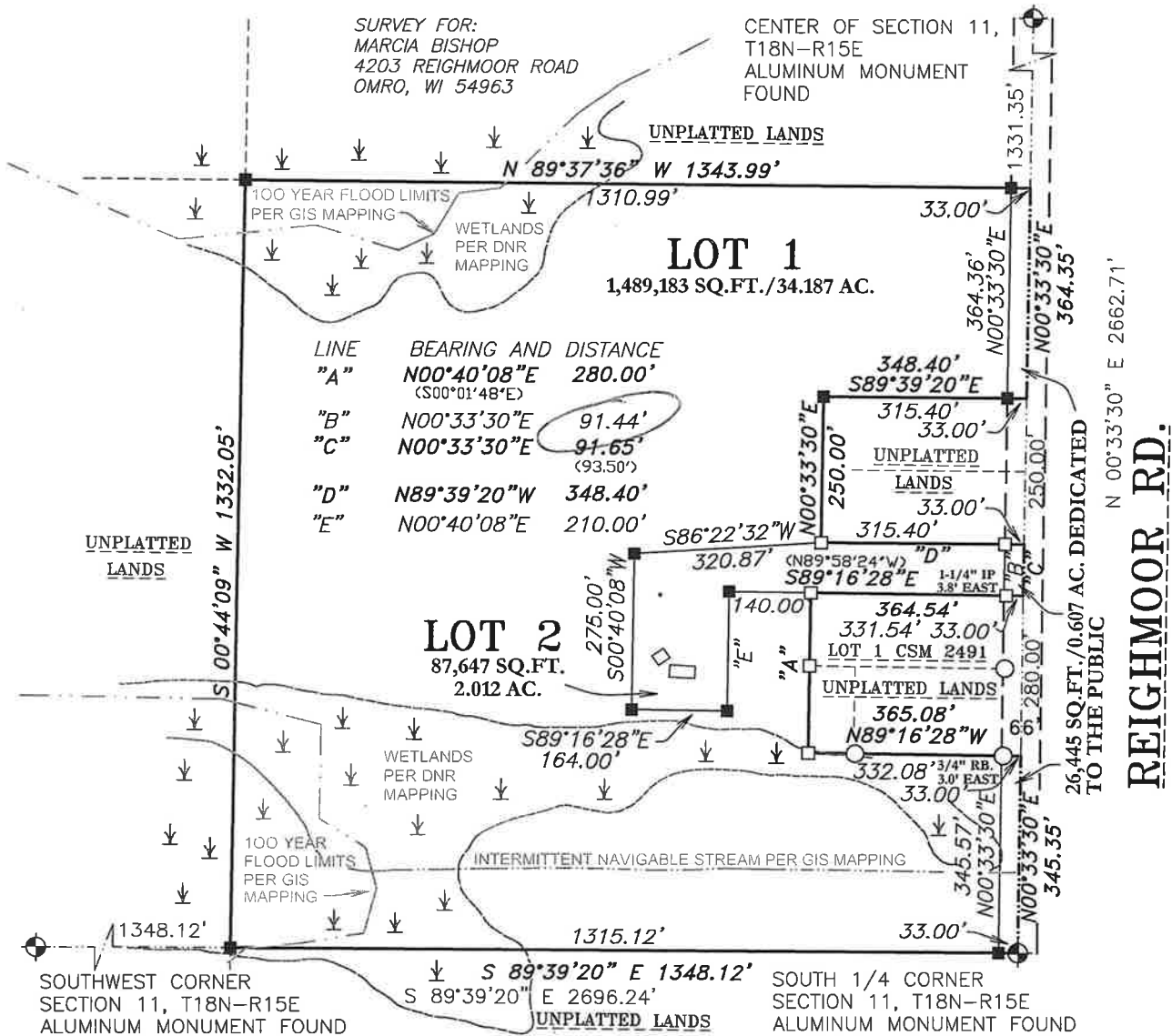
28638

C. Rowe

Log# 6103

CERTIFIED SURVEY MAP NO. _____

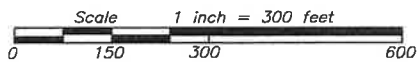
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 15 EAST, TOWN OF OMRO, WINNEBAGO COUNTY, WISCONSIN.



NOTE:
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

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



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE SOUTH LINE OF THE SOUTHWEST 1/4, OF SECTION 11, BEARS S89°39'20"E



Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

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PROJECT NO. 0-2538-001

FILE 2538001CSM SHEET 1 OF 3

This instrument was drafted by: DSL