



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF JULY 9, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Change

1. Christie Prah - Town Zoning Change (Tax ID No: 026-0308-02-01 & 026-0308-02-03) – Town of Vinland.

The town zoning change for Christie Prah is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-2 / R-1 (Agricultural / Rural Residential) to R-1 (Rural 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.

2. Brad Starr - Town Zoning Change (Tax ID No: 026-0232, 026-0233-01, 026-0234, 026-0248-01, 026-0249 & 026-0250) – Town of Vinland.

The town zoning change for Brad Starr is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) 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.

3. Muttart Rev Tst - Town Zoning Change (Tax ID No: 026-0572 & 026-0573) – Town of Vinland.

The town zoning change for Muttart Rev Tst is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural, Rural & Non-residential.

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

4. Wilde Farms Inc - Town Zoning Change (Tax ID No: 026-0487 & 026-0489) – Town of Vinland.

The town zoning change for Wilde Farms Inc is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan, which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural and Rural.

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

5. David Harness - Town Zoning Change (Tax ID No: 026-0001 & 026-0003) – Town of Vinland.

The town zoning change for David Harness is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

6. Boss Real Estate Holding LLC & Jay R. Boss Rev Tst - Town Zoning Change (Tax ID No: 026-0501-03 & 026-0501-01) – Town of Vinland.

The town zoning change for Boss Real Estate Holding LLC & Jay R. Boss Rev Tst is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan, which incorporates the City of Oshkosh' future land use plan, shows future land use as Agricultural & Rural.

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

7. Roydon Fahley - Town Zoning Change (Tax ID No: 026-0165 & 026-0201) – Town of Vinland.

The town zoning change for Roydon Fahley is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

8. Gary Schneider and Roger Erdman et al - Town Zoning Change (Tax ID No: 026-0204 & 026-0205) – Town of Vinland.

The town zoning change for Gary Schneider and Roger Erdman et al is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from A-1 (Agri-business District) to A-2 (General Farming District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

9. Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel and Kay Home - Town Zoning Change (Tax ID No: 028-0106-02 (part) & 028-0106-03) – Town of Winchester.

The town zoning change for Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel and Kay Home is consistent with Winnebago County's Future Land Use Plan. The Town of Winchester approved the zoning change from A-2 (General Farming District) to R-1 (Rural Residential District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

10. Estate of David Davies - Town Zoning Change (Tax ID No: 024-0525 & 024-0531) – Town of Utica.

The town zoning change for Estate of David Davies is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

11. Craig & Ashley Much - Town Zoning Change (Tax ID No: 024-0245) – Town of Utica.

The town zoning change for Craig & Ashley Much is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) and Winnebago County's future land use plan, which incorporates the City of Oshkosh' future land use plan shows future land use as Residential.

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

12. Estate of David Davies - Town Zoning Change (Tax ID No: 024-0522) – Town of Utica.

The town zoning change for Estate of David Davies is consistent with Winnebago County's Future Land Use Plan. The Town of Utica approved the zoning change from A2 (General Farming District) to RR (Rural Residential Recreational Mixed Use District) and Winnebago County's future land use plan shows future land use as Agricultural & Rural.

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

A-2/K-1 to A-1 FLU. RES

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: CHRISTIE PRAHL

Address of Owner: 3147 VINLAND CENTER RD NEENAH WI 54956

Name of Applicant: CHRISTIE PRAHL

Address of Applicant: SAME AS ABOVE

Legal Description of Area to be Rezoned: **14,170 SQ FT**

Tax Parcel Number (if Existing Parcel): 026-0308-02-01. , 026-0308-02-03

Section 14 Town 19 N. Range 16E.

Existing Zoning: A-2 / R-1 Name of District: AGRICULTURAL / RURAL RESIDENTIAL.

Proposed Zoning: R-1 Name of District: R-1 RURAL RESIDENTIAL.

Town Board Action: **Approved: XX** **Denied:**

Findings:

- 1. Does the Town have an adopted land use plan? Yes
- 2. Does the request agree with the plan? Yes
- 3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on 5/10/ 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5/28/21
Clerk/Treasurer: Karen Brazee

be made at the June board meeting. **Motion made by Frakes to post open positions on the website along with job descriptions/seconded by Devens. Motion carried.**

4. Discuss/Take Action: Town of Vinland Mask Mandate/policy: Chairman O'Connell began discussion that it is not a mandate, but actually a town policy which started in Sept 2020. Statewide mandate is gone and about 50% of population has been vaccinated. Appreciates everyone's concerns and wants input from attendees:
 - would be in favor of eliminating, time to put an end to the policy
 - County is not enforcing, Vinland has 1-4 cases of covid
 - make masks optional
 - personal health decision/choice
 - would ask to be revisited if covid cases riseChairman O'Connell asked the residents that were present if anyone would have not attended the board meeting, if we didn't require masks. No residents noted such. **Motion made by Frakes to remove mask policy and revisit if covid numbers increase. Mask non-requirement effective immediately/seconded by Devens. Motion carried.**

Zoning:

1. Discuss/Take Action: Zoning on Pahlow/Hanson-Prahl property, involving portion of tax parcel#: 026-03080203. Per ZA Spierowski- change is straight forward with adding frontage and meets zoning ordinance. **Motion to approve zoning change made by Devens/seconded by Frakes. Motion carried.**
2. Discuss/Take Action: Rezoning of Gary Schneider, Roger Erdmann, et. al/026-0204 and 026-0205: Per ZA- these parcels were missed at the last board meeting from the removal of farmland preservation. Owners of parcel were not aware that their property was zoned A1 and would like it changed to A2. **Motion to approve zoning change made by Devens/seconded by Frakes. Motion carried.**
3. Discuss/Take Action: CSM review for James Pahlow/Christie Prahl: ZA Spierowski sees no concern on the CSM. **Motion to approve CSM made by Deven/seconded by Frakes. Motion carried.**
 - Discuss/Take Action: Site plan for Kwik Trip/ parcel# 026-051902: ZA Spierowski indicated that Kwik Trip is adding a walk in freezer/frig which is going on the back side of the building. Not disturbing any impervious surface. **Motion to approve site plan made by Devens/seconded by Frakes. Motion carried.**

Town of Vinland Board/Road Report:

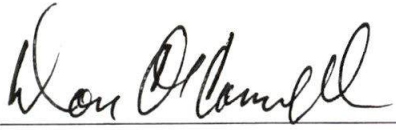
Chairman O'Connell noted that the Board has recently done the annual road survey and noticed a few frost heaves. Will be getting itemization from Dan w/ Winnebago County on repair recommendations and costs. Supervisor Devens picked up a TV that was dumped in a town ditch. Annual road survey was informative and will get details to the public soon.

Sharing of Correspondence.

- Retirement party/gather for Chuck Farrey and Ray Batley is scheduled for June 12th. Please watch website for timeframe TBD.
- Maggie Starr, Deputy Clerk/Treasurer was granted scholarship by UW-GB for the Clerk/Treasurer's institute for free classes this year, which saves the Town almost \$500
- Any interested parties for becoming Animal Control person should contact the town.

A motion to adjourn was made by Devens/seconded by Frakes. Motion carried. Meeting adjourned at 8:16 pm.

Karen Brazee, Clerk/Treasurer

A handwritten signature in black ink that reads "Don O'Connell". The signature is written in a cursive style with a horizontal line underneath it.

Don O'Connell, Chairman

County Supervisor report: Currently there is a resolution to reduce the County Board size due to the census. County Supervisor Farrey is asking for support to not reduce the size as it's important to keep rural representation.

County is also focusing on Sawyer Creek as City of Oshkosh wants part of it, which goes into the Town of Nekimi. City wants to restrict farmers in that area on their use of the land and take away the farmers' rights. City is looking to have better image to the federal government due to the MS4 restrictions. New County Executive will be getting approached again on the focus and the County is hoping to defeat the proposal.

Chairman O'Connell questioned when the boat docks will be put in at Grundman landing. Farrey will check into timeframe and get back to us.

Public input:

- Deputy Clerk/Treasurer Maggie Starr brought up Community Blood Center is having a blood drive at the Community Church on Ryf Road on Thursday. Please contact the Center to schedule an appointment as they are in great need of blood donations.
- Resident Candace Leach questioned why mask mandate/policy was on the agenda. Chairman O'Connell responded that he wanted public input on the policy as it was in effect since Sept 2020 with no ending date.

Discussion/Action Items:

1. Discuss/Take Action: Operator's license for Mark Dethardt. No concerns on issuance. **Motion made by Devens to approve license/seconded by Frakes. Motion carried.**
2. Discuss/Take Action: Address/911 sign replacement options: Chairman O'Connell noted that the signs have been up for over 15 years. Wants options for the Board to consider and wants input from residents on how to proceed. Input from residents included:
 - replace all signs regardless of being faded or not
 - use grant money from the American Rescue Plan Act (ARPA)/ Local Fiscal Recovery Funds (LFRF) to purchase
 - not to buy from the same distributor that the faded ones came from
 - keep layout the same, so if we do them all- residents can save their good one for future use
 - fed relief is not clear when it's avail, rather not wait for those funds
 - grant money "may be" available this summer, but not much info has been released yet
 - if there's only 200 faded out of 800+ signs, why do all?
 - other town's do not have faded signs, our town had to have received a bad batch
 - likes idea of FD installing, but residents should be notified, so others can help
 - cannot rely on grant money to cover cost of signs, as it's still unclear
 - board has been kicking around the idea for a long time, a decision needs to be made
 - cannot leave sign install up to the residents, cause it may not get done
 - wants advance notice on install, so residents can be aware of people on their property to ensure safety of installers from dogsChairman O'Connell thanked everyone for input and advised decision will be made. **Motion made to table this topic and discuss/take action at the June board meeting made by Devens/seconded by Frakes. Motion carried.**
3. Discuss/Take Action: Appointment opportunities to the Board of Appeals and the Plan Commission. Plan Commission is in need of 2 alternates and the Board of Appeals is in need of one member and alternate if Chairman Matt Kirkman and Member Bob Weber decide to stay on. Chairman O'Connell asked for job descriptions and noted that the appointments will

PUBLIC HEARING MINUTES
Monday, May 10, 2021 @ 6:45 PM

DISCUSSION ON THE FOLLOWING:

- Rezoning for portion of parcel# 026-03080203 for James Pahlow and Christine & Eric Prah.

The meeting was called to order at 6:45 pm by Chairman O'Connell. This public hearing was to rezone the portion of the Pahlow property that was sold to the Prah's to match their zoning of R1.

The public was invited to comment, in which there was none.

A motion to adjourn was made by Devens/Frakes seconded. Motion carried and meeting was adjourned at 6:52 pm.

Town Board Meeting Minutes
Monday, May 10, 2021 @ 7:00 PM

The Vinland Town Board held its monthly meeting in the Vinland Town Hall, 6085 County Road T Oshkosh, WI 54904 on Monday, May 10, 2021 @ 7:00 PM. Present were Chairman Don O'Connell, Supervisors Todd Devens & Stacy Frakes, Clerk/Treasurer Karen Brazee, Building Inspector Tom Spierowski and 15 others.

Chairman O'Connell called the meeting to order asking all present to join in the pledge of allegiance.

Review/Comment: Fire Department minutes of May 4, 2021: O'Connell asked for comments from any FD members on the offer presented by the snowmobile club to split of cost on a UTV purchase. Fireman Maxwell and Phillips indicated that no action was taken by the Fire Department. Would need to look into further for more input as no discussion on housing the UTV and the insurance liability. **No other comments.**

Approval of Minutes:

1. Discuss/Take Action: Town Board Meeting minutes of April 12 and workshop of April 29, 2021. **A motion to approve both minutes was made by Devens/seconded by Frakes. Motion carried.**

Financial report for April 2021:

1. Clerk/Treasurer's report on all accounts held by the Town. Total of all accounts \$328,670.63, reserve accounts= \$116,556.04, outstanding checks= \$2921.28, receipts= \$36,168.10. Reconciliation has been made with both financial institutions. **Motion to approve was made by Devens/seconded by Frakes. Motion carried.**
2. Authorization to pay all bills submitted by the Clerk/Treasurer. Chairman O'Connell addressed the billing from McMahan and Assoc to be held until clarification is received if the MS4 report has been filed on our behalf. Devens addressed the need for new animal control due to mileage from our current rep. **Motion to approve bills with hold on McMahan & Assoc billing made by Frakes/seconded by Devens. Motion carried.**

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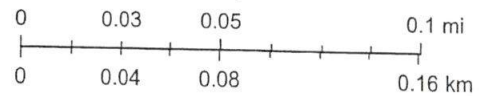
Site Map



4/22/2021, 8:41:20 AM

1:3,000

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Permanent (checked)
 - Navigable - Intermittent (checked)
 - Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW



Town of Vinland
General Application Form

APPLICATION TYPE:

- ZONING CHANGE (\$300.00)
- VARIANCE (\$300.00)
- CONDITIONAL USE PERMIT (\$300.00)
- SWIMMING POOL PERMIT (\$40.00)
- POND PERMIT (\$40.00)
- SIGN PERMIT (\$50.00)
- CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Jim Pahlow

MAILING ADDRESS: 3179 Vinland Center Road

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: (773) 706-1251 FAX: — DATE: 4-11-21

SIGNATURE: _____

APPLICANT'S NAME: Christie Hanson (Pahl)

MAILING ADDRESS: 3147 Vinland Center Road

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: (920) 422-0130 FAX: — DATE: 4-11-21

SIGNATURE: Christie Hanson

ADDRESS OF AFFECTED PROPERTY: 3179 Vinland Center Rd

TAX KEY/PARCEL NO. 02603080203 026-030802-01 of
SECTION _____ RANGE: _____ PT NENW DESC as lot 1 of
CSM 74226.00 A.

1. ZONING: EXISTING _____ OVERLAY _____ PROPOSED _____

2. SEWER: EXISTING: NEW _____ COUNTY PERMIT# _____

3. EXISTING USE OF PROPERTY: lawn

Town of Vinland
General Application Form

4. PROPOSED USE OF THE PROPERTY: *Remain the same, other than a vegetable garden in time add a pole building*

5. ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.

Matt emailed description to Tom survey in process

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI
6085 County Rd. T
Oshkosh, WI 54904

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

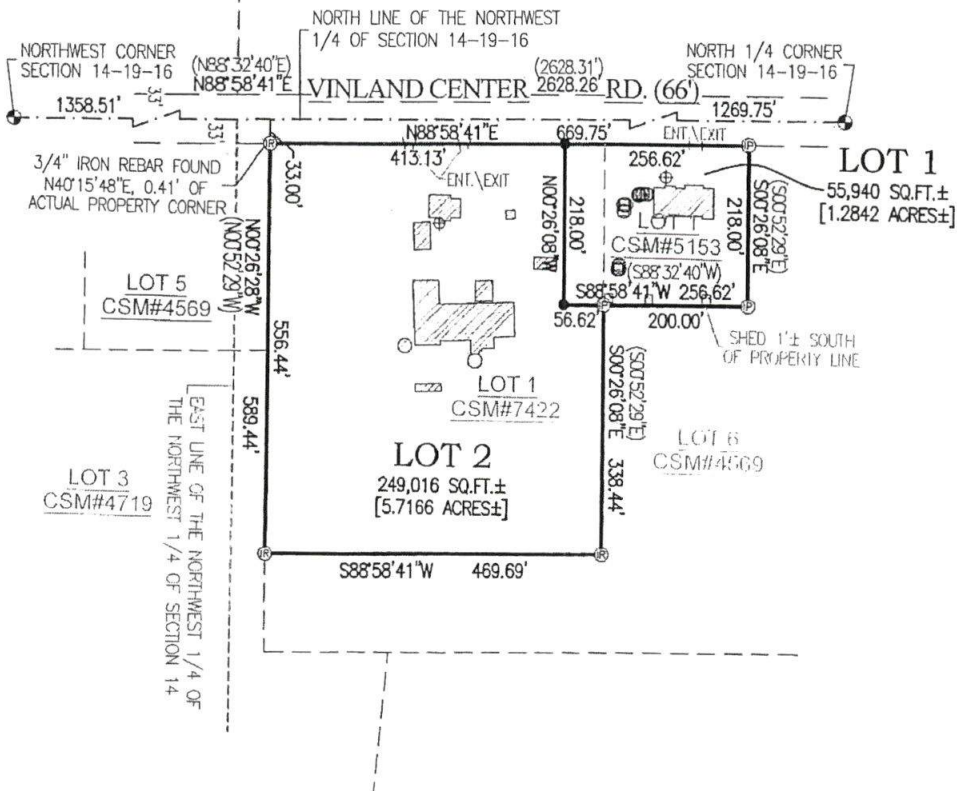
REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

CERTIFIED SURVEY MAP NO. _____

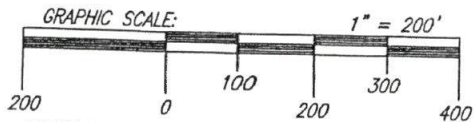
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

OWNERS OF RECORD:
 JAMES PAHLOW
 TAX PARCEL #02603080203
 AND
 CHRISTINE A. PRAHL
 TAX PARCEL #02603080201

UNPLATTED LANDS
 GEORGE C. & VERNA A.
 DOBBERKE REVOCABLE TRUST



- LEGEND:**
- = 1" X 18" I.D. PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊙ = 1" IRON PIPE WITH M&E CAP FOUND
 - ⊕ = 3/4" IRON REBAR FOUND
 - ⊗ = BERNTSEN MONUMENT FOUND
 - () = RECORDED AS
 - ⊕ = WELL
 - ⊙ = SEPTIC TANK/VENT



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N88°58'41"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED CAROW LAND SURVEYING CO., INC. 615 N. LYNNDALE DR., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE: (920)731-4168 A2104.17 DATED: 4-23-2021 DRAFTED BY: (ajd RDD)

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF ERIC HANSON, 3147 VINLAND CENTER ROAD, NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

NOTES:

- 1) THIS CSM CONSISTS OF TAX PARCEL NO. (S): 02603080201 AND 02603080203.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): CHRISTINE A. PRAHL AND JAMES PAHLOW.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1459317 & 1780539.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE TOWN OF VINLAND BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE _____ DAY OF _____, 20____.

TOWN CHAIRPERSON

TOWN CLERK

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP

TOWN TREASURER

DATED

COUNTY TREASURER

DATED

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF VINLAND AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS ____ DAY OF _____, 20____.

CHRISTINE A. PRAHL

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5153 AS RECORDED IN DOCUMENT NO. 1213390 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7422 AS RECORDED IN DOCUMENT NO. 1780015, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF VINLAND AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS ____ DAY OF _____, 20____.

JAMES PAHLOW

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2104.17 (RFR) DATED: 4-23-2021

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **STARR, BRAD E. and MARGARET M.**

Address of Owner: **3276 VINLAND CENTER RD NEENAH, WI. 54956**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx. 101.6 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)0232, 023301, 0234, 024801, 0249 and 0250**

Section: 10 Town 19N. Range 16E.
Section: 11 Town 19N. Range 16E.

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

- 1. Does the Town have an adopted land use plan? **Yes**
- 2. Does the request agree with the plan? **Yes**
- 3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5.28.21
Clerk/Treasurer: Karen Brazee

outs

Maggie Starr

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you. *Chuck Farrey 3-29-2021*

Option 2:

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is **VERY IMPORTANT!**

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
260232	13.33	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54956
26023301	1.19	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54957
260234	6.66	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54958
26024801	0.42	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54959
260249	40.00	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54960
260250	40.00	STARR, BRAD	STARR, MARGARE	3276 VINLAND CENT	NEENAH WI 54961

A-1 to A-2 FLU: Ag, Rural ~~Ag~~
& Non-Res

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: MUTTART REV TST, NATHAN L. and MARJORIE M.

Address of Owner: 2190 NEE-VIN RD NEENAH, WI. 54956

Name of Applicant: TOWN OF VINLAND

Address of Applicant: 6085 COUNTY RD T OSHKOSH, WI. 54904

Legal Description of Area to be Rezoned: Approx. 80 ACRES

Tax Parcel Numbers (if Existing Parcel): (026)0572 and 0573

Section: 18 Town 19N. Range 17E.

Existing Zoning: A-1 Name of District: AGRI-BUSINESS DISTRICT.

Proposed Zoning: A-2 Name of District: GENERAL FARMING DISTRICT.

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? Yes
2. Does the request agree with the plan? Yes
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on April 12, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5-28-21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

✓ Option 1: *anyone M. M. Muttart*

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2:

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is VERY IMPORTANT!

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
260572	40.00	MUTTART REV TST, NATHAN L	MUTTART REV TST	2190 NEE-VIN RD	NEENAH WI 54956
260573	40.00	MUTTART REV TST, NATHAN L	MUTTART REV TST	2190 NEE-VIN RD	NEENAH WI 54956

A-1 to A-2 PLU: Ag & Rural
Cosh

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: WILDE FARMS INC

Address of Owner: 4070 MAXWELL RD, WI. 54904

Name of Applicant: TOWN OF VINLAND

Address of Applicant: 6085 COUNTY RD T OSHKOSH, WI. 54904

Legal Description of Area to be Rezoned: **Approx. 114.06 ACRES**

Tax Parcel Numbers (if Existing Parcel): (026)0487 and 0489

Section: 22 Town 19N. Range 16E.

Existing Zoning: A-1 Name of District: AGRI-BUSINESS DISTRICT.

Proposed Zoning: A-2 Name of District: GENERAL FARMING DISTRICT.

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? Yes
2. Does the request agree with the plan? Yes
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on April 12, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5-28-21
Clerk/Treasurer: Karen Brazee

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **BOSS FARMS INC**

Address of Owner: **4070 MAXWELL RD, WI. 54904**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx 232.42 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)049601, 0497, 0498, 050102, 0504**

Section: 23 Town 19N. Range 16E.

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: *Karen Brazee* Dated: 5/28/21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2: Dale Wilde NO = A1

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is **VERY IMPORTANT!**

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
26049601	22.41	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54904
260497	40.00	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54905
260498	40.00	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54906
26050102	90.59	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54907
260504	39.42	BOSS FARMS		4070 MAXWELL RD	OSHKOSH WI 54908

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
260487	56.03	WILDE FARMS INC		4070 MAXWELL RD	OSHKOSH WI 54904
260489	58.03	WILDE FARMS INC		4070 MAXWELL RD	OSHKOSH WI 54904

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **HARNESS, DAVID F. and WILLIAM G. JR**

Address of Owner: **1605 BREEZEWOOD LN NEENAH, WI 54956**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx. 47.43 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)0001 and 0003**

Section: 1 Town 19N. Range 16E.

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5-28-21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

✓ Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2:

David Harness - William Farmer

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is **VERY IMPORTANT!**

Thank You,

Chuck Farrey

Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS
260001	45.43	HARNESS, DAVID F	HARNESS, WILLIAM	1605 BREEZEWOOD
260003	2.00	HARNESS, DAVID F	HARNESS, WILLIAM	1605 BREEZEWOOD

POSTAL CITY/STATE/ZIP

NEENAH WI 54956

NEENAH WI 54956

A-1 to A-2 FLU: Ag & Rural
extra-cosh

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **BOSS REAL ESTATE HOLDING LLC & JAY R. BOSS REV TST**

Address of Owner: **3192 BROOKS RD, WI. 54904**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx. 20.13 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026)050103 and 050101**

Section: 23 Town 19N. Range 16E.

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5.28.21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Jay BOSS

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2:

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

It is imperative that you contact me before APRIL 1st as to your decision. This is VERY IMPORTANT!

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

~~3492 client~~
382 ex

20 ACRES
to
A-2

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
26050103	10.00	BOSS REAL ESTATE HOLDING LLC		3192 BROOKS RD	OSHKOSH WI 54909
26050101	10.13	BOSS REV TST, JAY R		3192 BROOKS RD	OSHKOSH WI 54910

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **ROYDON FAHLEY**

Address of Owner: **212 N 8TH AVE WINNECONNE, WI. 54986**

Name of Applicant: **TOWN OF VINLAND**

Address of Applicant: **6085 COUNTY RD T OSHKOSH, WI. 54904**

Legal Description of Area to be Rezoned: **Approx 57.45 ACRES**

Tax Parcel Numbers (if Existing Parcel): **(026) 0165 & 0201**

Sections: 8 **Town 19N.** **Range 16E.**
Section: 9 **Town 19N.** **Range 16E.**

Existing Zoning: **A-1** Name of District: **AGRI-BUSINESS DISTRICT.**

Proposed Zoning: **A-2** Name of District: **GENERAL FARMING DISTRICT.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on **April 12, 2021** and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5-28-21
Clerk/Treasurer: Karen Brazee

March 15, 2021

Dear Land Owner:

****Please Be Advised****

It has come to my attention that in my previous letter that I did not adequately present your options in regard to the A1 Zoning Proposal from Winnebago County. These are your options:

Option 1:

You, as a land owner of property zoned A1 (Exclusive Ag), can have your land rezoned to A2 (General Ag) at no cost to you.

Option 2:

OR, you can keep your land in A1 zoning (Exclusive Ag), if you wish. If you choose to rezone your land at a later date, you will need to pay the cost to rezone your property.

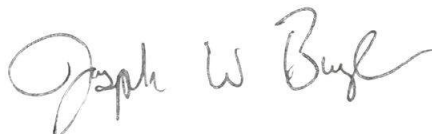
It is imperative that you contact me before APRIL 1st as to your decision. This is VERY IMPORTANT!

Thank You,



Chuck Farrey, Chairman
Town of Vinland
(920) 582-7733

66 B To
4814 1



920-582-4861

P.O. #.

(Raydon Farley)

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS
260165	37.00	FAHLEY, ROYDON		212 N 8TH AVE
260201	20.45	FAHLEY, ROYDON		212 N 8TH AVE

POSTAL CITY/STATE/ZIP
WINNECONNE WI 54986
WINNECONNE WI 54987

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: SCHNEIDER, GARY D. and ERDMANN, ROGER, et al.

Address of Owner: 3192 COUNTY RD G NEENAH, WI 54956

Name of Applicant: TOWN OF VINLAND

Address of Applicant: 6085 COUNTY RD T OSHKOSH, WI. 54904

Legal Description of Area to be Rezoned: Approx. 80 ACRES

Tax Parcel Numbers (if Existing Parcel): (026)0204 and 0205

Section: 9 **Town 19N.** **Range 16E.**

Existing Zoning: A-1 Name of District: AGRI-BUSINESS DISTRICT.

Proposed Zoning: A-2 Name of District: GENERAL FARMING DISTRICT.

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? Yes
2. Does the request agree with the plan? Yes
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk/Treasurer of the Town of Vinland, hereby certify that a public hearing was conducted on May 10, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 5/28/21
Clerk/Treasurer: Karen Brazee

Town of Vinland
General Application Form

APPLICATION TYPE:

- ZONING CHANGE (~~\$300.00~~)
- VARIANCE (\$300.00)
- CONDITIONAL USE PERMIT (\$300.00)
- SWIMMING POOL PERMIT (\$40.00)
- POND PERMIT (\$40.00)
- SIGN PERMIT (\$50.00)
- CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Gary Schneider, Roger Erdmann, Et Al.

MAILING ADDRESS: 3192 County Rd G

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: _____ FAX: _____ DATE: _____

SIGNATURE: Jerry C. M. C. well


APPLICANT'S NAME: Town of Vinland

MAILING ADDRESS: 6085 County Rd T

CITY: Oshkosh STATE: WI ZIP CODE: 54904

PHONE: (920) 235-6953 FAX: _____ DATE: _____

SIGNATURE: Karen Brazee

ADDRESS OF AFFECTED PROPERTY: 0260205 and 0260204 

TAX KEY/PARCEL NO. _____
SECTION _____ RANGE: _____

1. ZONING: EXISTING A1 OVERLAY _____ PROPOSED A2

2. SEWER: EXISTING: _____ NEW _____ COUNTY PERMIT# _____

3. EXISTING USE OF PROPERTY: _____

Town of Vinland
General Application Form

4. **PROPOSED USE OF THE PROPERTY:** _____

5. **ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.**

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI
6085 County Rd. T
Oshkosh, WI 54904

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

REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

PARCEL #	STATED AC.	OWNER NAME	OWNER NAME 2	POSTAL ADDRESS	POSTAL CITY/STATE/ZIP
260204	40.00	SCHNEIDER, GARY D	ERDMANN, ROGER	3192 COUNTY RD G	NEENAH WI 54956
260205	40.00	SCHNEIDER, GARY D	ERDMANN, ROGER	3192 COUNTY RD G	NEENAH WI 54956

PUBLIC HEARING MINUTES
Monday, May 10, 2021 @ 6:45 PM

DISCUSSION ON THE FOLLOWING:

- Rezoning for portion of parcel# 026-03080203 for James Pahlow and Christine & Eric Prah. l.

The meeting was called to order at 6:45 pm by Chairman O'Connell. This public hearing was to rezone the portion of the Pahlow property that was sold to the Prah. l's to match their zoning of R1.

The public was invited to comment, in which there was none.

A motion to adjourn was made by Devens/Frakes seconded. Motion carried and meeting was adjourned at 6:52 pm.

Town Board Meeting Minutes
Monday, May 10, 2021 @ 7:00 PM

The Vinland Town Board held its monthly meeting in the Vinland Town Hall, 6085 County Road T Oshkosh, WI 54904 on Monday, May 10, 2021 @ 7:00 PM. Present were Chairman Don O'Connell, Supervisors Todd Devens & Stacy Frakes, Clerk/Treasurer Karen Brazee, Building Inspector Tom Spierowski and 15 others.

Chairman O'Connell called the meeting to order asking all present to join in the pledge of allegiance.

Review/Comment: Fire Department minutes of May 4, 2021: O'Connell asked for comments from any FD members on the offer presented by the snowmobile club to split of cost on a UTV purchase. Fireman Maxwell and Phillips indicated that no action was taken by the Fire Department. Would need to look into further for more input as no discussion on housing the UTV and the insurance liability. **No other comments.**

Approval of Minutes:

1. Discuss/Take Action: Town Board Meeting minutes of April 12 and workshop of April 29, 2021. **A motion to approve both minutes was made by Devens/seconded by Frakes. Motion carried.**

Financial report for April 2021:

1. Clerk/Treasurer's report on all accounts held by the Town. Total of all accounts \$328,670.63, reserve accounts= \$116,556.04, outstanding checks= \$2921.28, receipts= \$36,168.10. Reconciliation has been made with both financial institutions. **Motion to approve was made by Devens/seconded by Frakes. Motion carried.**
2. Authorization to pay all bills submitted by the Clerk/Treasurer. Chairman O'Connell addressed the billing from McMahon and Assoc to be held until clarification is received if the MS4 report has been filed on our behalf. Devens addressed the need for new animal control due to mileage from our current rep. **Motion to approve bills with hold on McMahon & Assoc billing made by Frakes/seconded by Devens. Motion carried.**

County Supervisor report: Currently there is a resolution to reduce the County Board size due to the

census. County Supervisor Farrey is asking for support to not reduce the size as it's important to keep rural representation.

County is also focusing on Sawyer Creek as City of Oshkosh wants part of it, which goes into the Town of Nekimi. City wants to restrict farmers in that area on their use of the land and take away the farmers' rights. City is looking to have better image to the federal government due to the MS4 restrictions. New County Executive will be getting approached again on the focus and the County is hoping to defeat the proposal.

Chairman O'Connell questioned when the boat docks will be put in at Grundman landing. Farrey will check into timeframe and get back to us.

Public input:

- Deputy Clerk/Treasurer Maggie Starr brought up Community Blood Center is having a blood drive at the Community Church on Ryf Road on Thursday. Please contact the Center to schedule an appointment as they are in great need of blood donations.
- Resident Candace Leach questioned why mask mandate/policy was on the agenda. Chairman O'Connell responded that he wanted public input on the policy as it was in effect since Sept 2020 with no ending date.

Discussion/Action Items:

1. Discuss/Take Action: Operator's license for Mark Dethardt. No concerns on issuance. **Motion made by Devens to approve license/seconded by Frakes. Motion carried.**
2. Discuss/Take Action: Address/911 sign replacement options: Chairman O'Connell noted that the signs have been up for over 15 years. Wants options for the Board to consider and wants input from residents on how to proceed. Input from residents included:
 - replace all signs regardless of being faded or not
 - use grant money from the American Rescue Plan Act (ARPA)/ Local Fiscal Recovery Funds (LFRF) to purchase
 - not to buy from the same distributor that the faded ones came from
 - keep layout the same, so if we do them all- residents can save their good one for future use
 - fed relief is not clear when it's avail, rather not wait for those funds
 - grant money "may be" available this summer, but not much info has been released yet
 - if there's only 200 faded out of 800+ signs, why do all?
 - other town's do not have faded signs, our town had to have received a bad batch
 - likes idea of FD installing, but residents should be notified, so others can help
 - cannot rely on grant money to cover cost of signs, as it's still unclear
 - board has been kicking around the idea for a long time, a decision needs to be made
 - cannot leave sign install up to the residents, cause it may not get done
 - wants advance notice on install, so residents can be aware of people on their property to ensure safety of installers from dogsChairman O'Connell thanked everyone for input and advised decision will be made. **Motion made to table this topic and discuss/take action at the June board meeting made by Devens/seconded by Frakes. Motion carried.**
3. Discuss/Take Action: Appointment opportunities to the Board of Appeals and the Plan Commission. Plan Commission is in need of 2 alternates and the Board of Appeals is in need of one member and alternate if Chairman Matt Kirkman and Member Bob Weber decide to stay on. Chairman O'Connell asked for job descriptions and noted that the appointments will be made at the June board meeting. **Motion made by Frakes to post open positions on the website along with job descriptions/seconded by Devens. Motion carried.**

4. Discuss/Take Action: Town of Vinland Mask Mandate/policy: Chairman O'Connell began discussion that it is not a mandate, but actually a town policy which started in Sept 2020. Statewide mandate is gone and about 50% of population has been vaccinated. Appreciates everyone's concerns and wants input from attendees:
- would be in favor of eliminating, time to put an end to the policy
 - County is not enforcing, Vinland has 1-4 cases of covid
 - make masks optional
 - personal health decision/choice
 - would ask to be revisited if covid cases rise
- Chairman O'Connell asked the residents that were present if anyone would have not attended the board meeting, if we didn't require masks. No residents noted such. **Motion made by Frakes to remove mask policy and revisit if covid numbers increase. Mask non-requirement effective immediately/seconded by Devens. Motion carried.**

Zoning:

1. Discuss/Take Action: Zoning on Pahlow/Hanson-Prahl property, involving portion of tax parcel#: 026-03080203. Per ZA Spierowski- change is straight forward with adding frontage and meets zoning ordinance. **Motion to approve zoning change made by Devens/seconded by Frakes. Motion carried.**
2. Discuss/Take Action: Rezoning of Gary Schneider, Roger Erdmann, et. al/026-0204 and 026-0205: Per ZA- these parcels were missed at the last board meeting from the removal of farmland preservation. Owners of parcel were not aware that their property was zoned A1 and would like it changed to A2. **Motion to approve zoning change made by Devens/seconded by Frakes. Motion carried.**
3. Discuss/Take Action: CSM review for James Pahlow/Christie Prahl: ZA Spierowski sees no concern on the CSM. **Motion to approve CSM made by Deven/seconded by Frakes. Motion carried.**
 - Discuss/Take Action: Site plan for Kwik Trip/ parcel# 026-051902: ZA Spierowski indicated that Kwik Trip is adding a walk in freezer/frig which is going on the back side of the building. Not disturbing any impervious surface. **Motion to approve site plan made by Devens/seconded by Frakes. Motion carried.**

Town of Vinland Board/Road Report:

Chairman O'Connell noted that the Board has recently done the annual road survey and noticed a few frost heaves. Will be getting itemization from Dan w/ Winnebago County on repair recommendations and costs. Supervisor Devens picked up a TV that was dumped in a town ditch. Annual road survey was informative and will get details to the public soon.


Sharing of Correspondence.

- Retirement party/gather for Chuck Farrey and Ray Batley is scheduled for June 12th. Please watch website for timeframe TBD.
- Maggie Starr, Deputy Clerk/Treasurer was granted scholarship by UW-GB for the Clerk/Treasurer's institute for free classes this year, which saves the Town almost \$500
- Any interested parties for becoming Animal Control person should contact the town.

A motion to adjourn was made by Devens/seconded by Frakes. Motion carried. Meeting adjourned at 8:16 pm.

Respectfully submitted,

Karen Brazee, Clerk/Treasurer

A handwritten signature in cursive script that reads "Don O'Connell". The signature is written in black ink and is positioned above a horizontal line.

Don O'Connell, Chairman

Town of Winchester

Ordinance 2021-03

Ordinance to Amend the Official Town of Winchester Zoning Ordinance Map

- WHEREAS,** One or more applications for amendments to the Map of the Town of Winchester 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 amendment(s) have been reviewed and recommended to the Town Board by the Town's Plan Commission; and
- WHEREAS,** the application(s) for amendment(s) to the Map of the Town of Winchester Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2016 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 Section 17.59 of the Town of Winchester Zoning Code of Ordinances:

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

A. Property Owner: Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel, and Kay Horne

Legal description of property: The property is located at the 5792 and 5748 Hillcrest Road, (part) Larsen in the Town of Winchester and being specifically described as Tax IDs 028-0106-03 and (part) Tax ID 028-0106-02, Section 3, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the properties from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Findings of Fact:

1. Town of Winchester has an adopted Land Use Plan
2. The adopted 20-year Future Land Use Map in the Land Use Plan shows parcels 028-0106-02 and 028-0106-03 as single family residential, agricultural, and woodlands.
3. R-1 single family residential is consistent with the aforementioned land uses.
4. Therefore, a zoning change from A-2 to R-1 is consistent with the adopted Land Use Plan and the zoning change is compatible with the adjacent uses.

The above-described property is hereby rezoned from:

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

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

Adopted this 17th, day of May 2021

Vote: Yes: 3 No: 0 Absent: 0 Abstain: 0

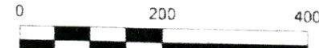
Matthew J. Olson
Matthew J Olson, Chairman

Attest: Holly Stevens
Holly Stevens, Clerk

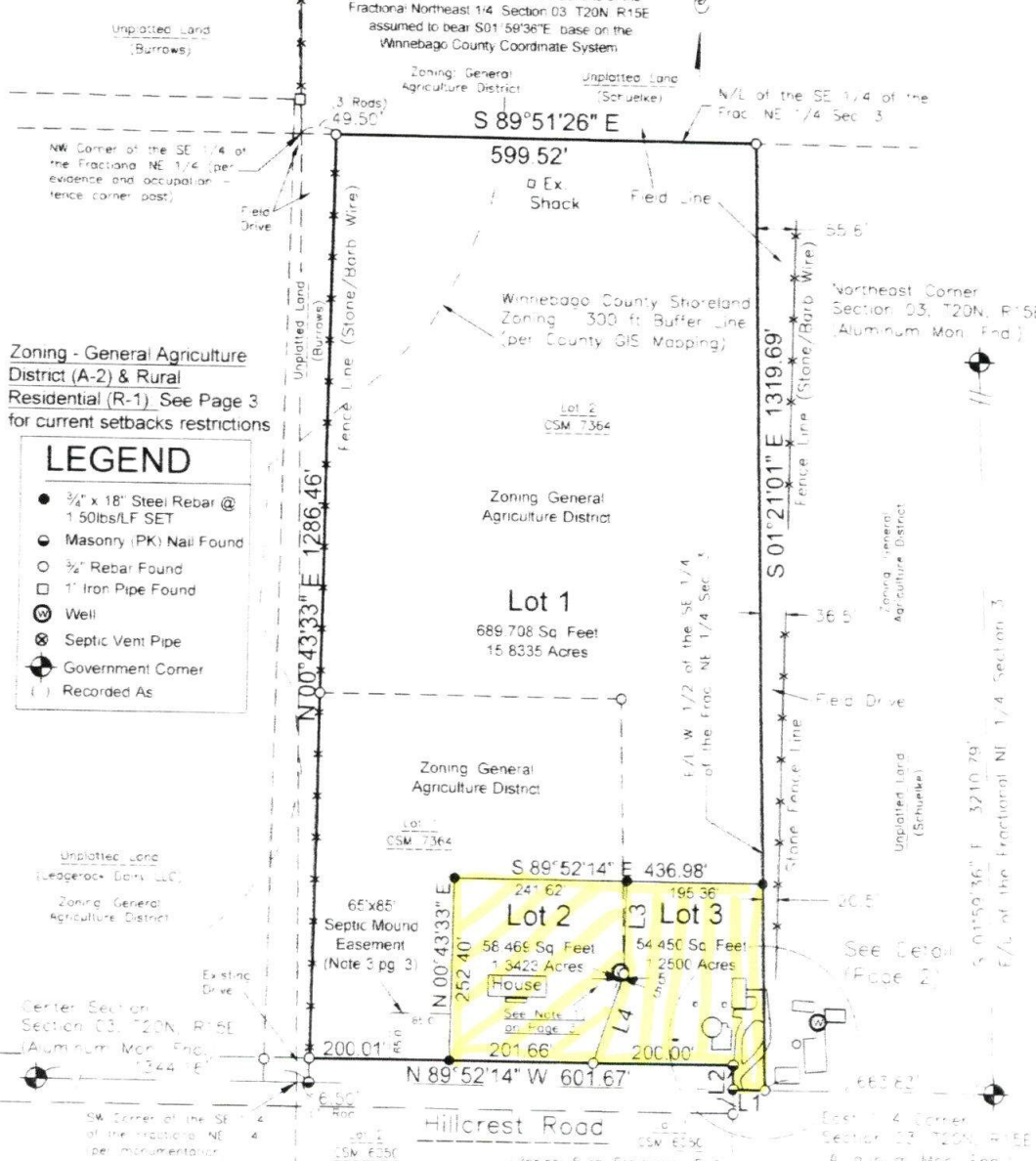
Certified Survey Map No. _____

All of Lot 1 and Lot 2 of Certified Survey Map No. 7364, being part of the West 1/2 of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 03, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin

Survey for
Susan & Dennis Krueger
5792 Hillcrest Road
Larsen, WI 54947



Bearings are referenced to the East line of the Fractional Northeast 1/4 Section 03 T20N R15E assumed to bear S01°59'36" E base on the Winnebago County Coordinate System



Zoning - General Agriculture District (A-2) & Rural Residential (R-1). See Page 3 for current setbacks restrictions

LEGEND

- 3/4" x 18" Steel Rebar @ 150lbs/LF SET
- Masonry (PK) Nail Found
- 3/2" Rebar Found
- 1" Iron Pipe Found
- ⊙ Well
- ⊗ Septic Vent Pipe
- ⊕ Government Corner
- () Recorded As

LINE	BEARING	DISTANCE
L1	N 89°52'14" W	48.07
L2	N 00°18'07" W	33.00
L3	S 00°47'45" W	127.62
L4	S 18°21'50" W	131.37



DAVEL ENGINEERING & ENVIRONMENTAL INC
Civil Engineers and Land Surveyors
140 Flossing Terrace, Menasha, WI 54952
PH: (920) 991-1806 FAX: (920) 421-0824
www.davel.pro

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

Date _____
Drafted by: scott
Sheet 1 of 10

Certified Survey Map No. _____

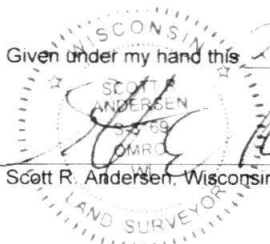
All of Lot 1 and Lot 2 of Certified Survey Map No. 7364, being part of the West 1/2 of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 03, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin.

Surveyor's Certificate

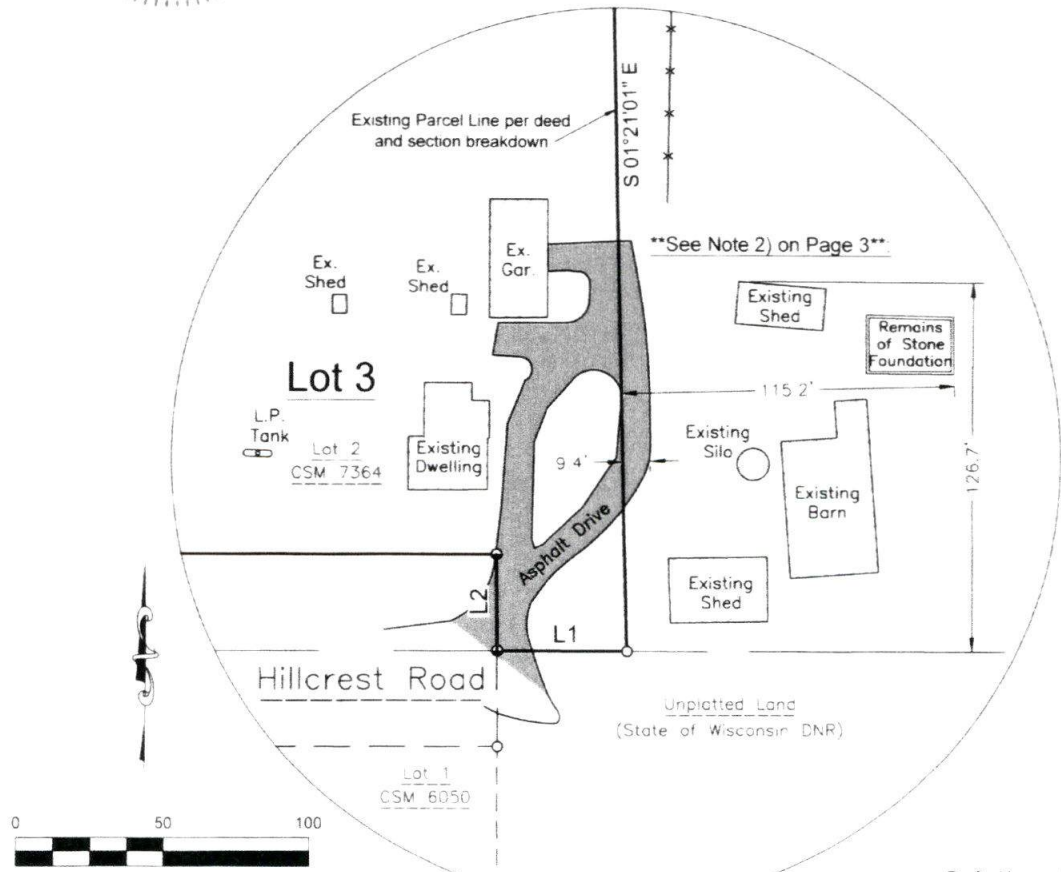
I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Winchester and Winnebago County, and under the direction of Lee E. Kester, Mary L. Danke, Susan K. Krueger, Dennis L. Krueger, Pat D. Ruppel and Kay S. Horne, the property owner, all 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 and Lot 2 of Certified Survey Map No. 7364, being part of the West 1/2 of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 03, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin, containing 822,492 Square Feet (18.8818 Acres) of land described as follows:

All of Lot 1 and Lot 2 of Certified Survey Map No. 7364, being part of the West 1/2 of the Southeast 1/4 of the Fractional Northeast 1/4 of Section 03, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin, subject to all easements, and restrictions of record.

Given under my hand this 20th day of April, 2021.



Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169



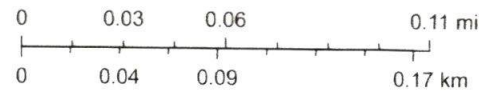
Location Map 5792 & 5748 Hillcrest Road



5/6/2021, 7:43:07 AM

1:3,252

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
 - Navigable - Intermittent (checked)
 - Navigable - Stream (checked)
 - Tax Parcel Boundary
 - Road ROW
 - Municipal Boundary



Winnebago County GIS. Imagery Date: April 2020

Location Map aerial showing shed issue

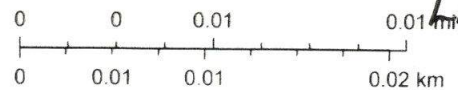


5/6/2021, 7:44:50 AM

END OF SHED RAZED - NO LONGER CROSSES PROPERTY LINE

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
 - Navigable - Permanent (unchecked)
 - Navigable - Intermittent (unchecked)
 - Navigable - Stream (unchecked)

- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW



Winnebago County GIS, Imagery Date: April 2020



BUILDING HAS BEEN "RAZED" ON END WHICH CROSSED PROPERTY LINE - NO LONGER CROSSES.

Town of Winchester

8522 Park Way, Larsen, WI 54947
920.836.2948



May 26, 2021

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Dear Mr. Rowe,

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Winchester:

Re-zoning submitted by Lee Kester, Mary Danke, Susan Krueger, Dennis Krueger, Pat Ruppel, and Kay Horne for property located at the 5792 and 5748 Hillcrest Road, Larsen in the Town of Winchester and being specifically described as Tax IDs 028-0106-03 and Tax ID 028-0106-02, Section 3, Town 20 North, Range 15 East, Town of Winchester, County of Winnebago, State of Wisconsin. The application is to re-zone a portion of the properties from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Should you have any questions relative to this request, please feel free to call or email me.

Sincerely,


Holly Stevens
Town of Winchester Clerk

CC County Clerk, Sue Ertmer

A2 to RR FLU: Ag, MUA/ & Res

Town of Utica ~ Jenny Sonnleitner, Clerk
6570 Bradley Ave. Pickett, WI 54964 ~ 920-410-0347 ~ utica1730@gmail.com

SUBMITTAL FORM

Name of Property Owner: Estate of David Davies

Address of Owner: 4905 County Road N Pickett, WI 54964

Name of Applicant: Tod Davies/Estate of David Davies

Address of Applicant: 942 James Road Oshkosh, WI 54904

Legal Description of Area to be Rezoned (attach CSM, if applicable):

024-0525: NE 1/4, NE 1/4 of Section 25, T.17N, R.15E.

024-0531: SE 1/4, NE 1/4 of Section 25, T.17N, R.15E.

Tax Parcel Number, if existing parcels: 024-0525, 024-0531

Section 25 Town 17N Range R15E

Existing Zoning: A2 Name of District: Agricultural District (General Farming)
024-0525, 024-0531

Proposed Zoning: RR Name of District: Rural Residential Recreational Mixed Use
024-0525, 024-0531

Town Board Action: X Approval Denial

- Findings: 1) Does the Town have an adopted Land Use Plan? Yes
- 2) Does the request agree with the Plan? Yes
- 3) Other findings (List). approved by Town Board vote:

Approved by the Town Board vote 3-0

I, Jenny Sonnleitner, Clerk of the Town of Utica, hereby certify that a public hearing was conducted on June 3, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Jenny Sonnleitner

Date: 6-22-2021

LISTING OF PARCELS SURROUNDING SUBJECT PARCEL FOR REZONING CHANGE

Subject Parcels: 024-0525, 024-0531

Owner: Estate of David Davies

Applicant: Tod Davies

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0525 024-0531	David Davies	4905 County Road N	Pickett, WI 54964
024-0529	Joyce Lloyd	5097 County Road N	Pickett, WI 54964
024-0526 024-0529-01	Thomas/Ellen Lloyd	5010 County Road N	Pickett, WI 54964
024-0541 024-0542	Judith Konard	4838 County Road FF	Oshkosh, WI 54904
024-0541-01	Mitchell Davies	697 James Road	Pickett, WI 54964
024-0541-02	Jill DeBehnke	691 James Road	Pickett, WI 54964
012-0532-01-01	Todd Gohlke	4870 County Road N	Oshkosh, WI 54904
012-0532-04	Timothy/Jessica Hablewitz	718 James Road	Pickett, WI 54964
012-0538-01-02	Jonathon/Samantha Matulle	652 Clairville Road	Oshkosh, WI 54904
012-0538-01-01	Julie Matulle	2520 Village Lane A	Oshkosh, WI 54904
012-0532-02	Timothy Meilahn	4887 County Road N	Oshkosh, WI 54904
012-0532-03	David/Angela Schutt	792 County Road N	Oshkosh, WI 54904
012-0532	Luke Seggelink / Katherine Janoska	784 James Road	Pickett, WI 54964

TOWN OF UTICA

Plan Commission Notice

Notice is hereby given that a public meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. Town Board members may be present.

Thursday, June 3, 2021

7:30 pm

To hear testimony for approval of a CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N;

The properties within 300' for notification in the Town of Utica, Winnebago County, Wisconsin are:

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0525 024-0531	David Davies	4905 County Road N	Pickett, WI 54964
024-0529	Joyce Lloyd	5097 County Road N	Pickett, WI 54964
024-0526 024-0529-01	Thomas/Ellen Lloyd	5010 County Road N	Pickett, WI 54964
024-0541 024-0542	Judith Konard	4838 County Road FF	Oshkosh, WI 54904
024-0541-01	Mitchell Davies	697 James Road	Pickett, WI 54964
024-0541-02	Jill DeBehnke	691 James Road	Pickett, WI 54964
012-0532-01-01	Todd Gohlke	4870 County Road N	Oshkosh, WI 54904
012-0532-04	Timothy/Jessica Hablewitz	718 James Road	Pickett, WI 54964
012-0538-01-02	Jonathon/Samantha Matulle	652 Clairville Road	Oshkosh, WI 54904
012-0538-01-01	Julie Matulle	2520 Village Lane A	Oshkosh, WI 54904
012-0532-02	Timothy Meilahn	4887 County Road N	Oshkosh, WI 54904
012-0532-03	David/Angela Schutt	792 County Road N	Oshkosh, WI 54904
012-0532	Luke Seggelink / Katherine Janoska	784 James Road	Pickett, WI 54964

Public testimony will be taken at the time of the hearing. All written testimony must be received prior to the hearing and can be sent to Thomas Thiel, 1209 County Road M Pickett, WI 54964. For further information, contact Thomas Thiel (920) 589-3005.

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary
Published: 5/20 & 27/2021

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Chairman Tom Thiel at 920-579-3025 at least twenty-four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all or a majority of the Town Board members may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action.

Posted at: townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA RE-ZONING PERMIT APPLICATION

Please print or type your responses to the questions on this application.
A non-refundable application fee of \$400.00 is required for each permit application.
The fee is payable to the **Town of Utica** and is due at the time the application is submitted.

Filing Fee: \$400.00

Date Received: _____
Office Use

Property Address: 4905 COUNTY ROAD N, PICKETT, WI 54964

Name of Owner(s): TOD DAVIES, PERSONAL REPRESENTATIVE TO DAVID DAVIES

Address, if different than above: 942 JAMES ROAD, OSHKOSH, WI 54904

Home Phone: 920-410-3474 Daytime Phone, if different: _____

Name of Applicant(s): ROBERT DAVIES

Address, if different than above: 1109 JAMES ROAD, OSHKOSH, WI 54904

Home Phone: 920-379-2655 Daytime Phone, if different: _____

Name & Address of professional in charge of proposed development (architect, builder, contractor, engineer, etc): _____

WISCONSIN LAND SURVEYING, INC. 5020 LEONARD PT. RD. OSHKOSH, WI 54904

Legal Description of Property: SEE PROPOSED CERTIFIED SURVEY MAP ATTACHED

Tax Parcel Number(s) (REQUIRED): 0240525 AND 0240531

NOTE: Please attach a copy of the Certified Survey Map for the property.

Location of the property in relation to nearby roadways, building, or other landmarks: _____

SEE PROPOSED CERTIFIED SURVEY MAP ATTACHED

1. What is the current use of the property? _____

AG

2. What is the intended use of this property? _____

AG/RESIDENTIAL

3. Please mark the current zoning for the property:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Single-Family Residence | <input type="checkbox"/> | Industrial |
| <input type="checkbox"/> | Two-Family Residence | <input type="checkbox"/> | Commercial |
| <input type="checkbox"/> | Multiple-Family Dwelling | <input type="checkbox"/> | Institutional & Recreational |
| <input checked="" type="checkbox"/> | Agricultural | <input type="checkbox"/> | Planned Residential Development |
| <input type="checkbox"/> | Rural Recreational | <input type="checkbox"/> | Residential Mixed Use |

4. What is the requested zoning for the property? RR

5. Please explain the reason for this rezoning request: _____

SPLIT OFF A LOT WITH THE BUILDINGS FROM THE REMAINING AGRICULTURAL LAND
AS PART OF SETTLING AN ESTATE

6. If this is a Rural Recreational rezoning request, please specify what type of conditions are being requested: _____

NO CONDITIONS ARE BEING REQUESTED, NO CHANGE IN USE

7. Please explain why this is the best proposed use for this property: _____

BEING REZONED BECAUSE IT IS REQUIRED, NOTHING WILL CHANGE AS FAR AS
THE USE OF THIS PROPERTY

8. Please explain the compatibility of the proposed use(s) with the surrounding land uses:

EVERYTHING IS GOING TO STAY THE SAME AS FAR AS THE EXISTING AND
PROPOSED USE OF THIS PROPERTY

9. List all property owners within 300 feet and their mailing addresses:

- | | |
|--|---|
| 1) TIM MEILAHN
4887 COUNTY ROAD N
OSHKOSH, WI 54904 | 4) TIMOTHY AND JESSICA HABLEWITZ
718 JAMES ROAD
PICKETT, WI 54964 |
| 2) DAVID AND ANGELA SCHUTT
792 JAMES ROAD
PICKETT, WI 54964 | 5) TODD GOHLKE
4870 COUNTY ROAD N
OSHKOSH, WI 54904 |
| 3) LUKE SEGELINK, KATHERINE JANOSKA
784 JAMES ROAD
PICKETT, WI 54964 | 6) |

Twelve (12) copies of the application and all attachments shall be submitted to the Town Clerk, Town Zoning Administrator or other designed representative no later than twenty-one (21) days prior to the meeting.

Signature of Owner

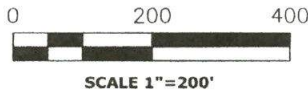
Date

Signature of Owner

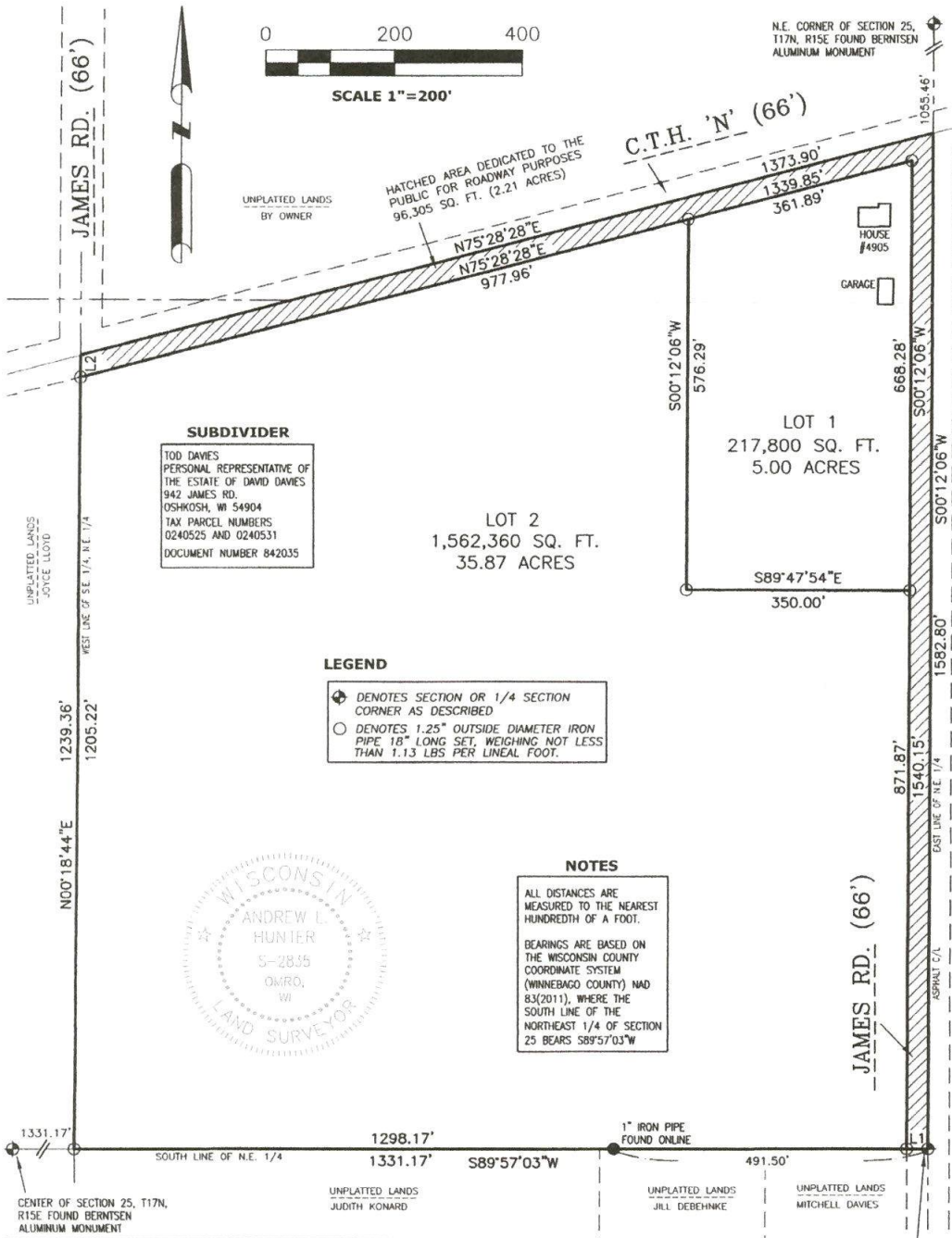
Date

CERTIFIED SURVEY MAP SHEET 1 OF 3

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 15 EAST, TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN.



N.E. CORNER OF SECTION 25, T17N, R15E FOUND BERTSEN ALUMINUM MONUMENT



SUBDIVIDER
 TOD DAVIES
 PERSONAL REPRESENTATIVE OF
 THE ESTATE OF DAVID DAVIES
 942 JAMES RD.
 OSHKOSH, WI 54904
 TAX PARCEL NUMBERS
 0240525 AND 0240531
 DOCUMENT NUMBER 842035

LEGEND

- ⊕ DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.

NOTES

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY) NAD 83(2011), WHERE THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25 BEARS S89°57'03"W



4/26/2021	<p>WISCONSIN LAND SURVEYING INC. Professional Service You Can Trust</p>
PROJECT 5674A	
SHEET 1 OF 3	

5020 LEONARD POINT RD. OSHKOSH, WI 54904
 www.wisconsinlandsurveying.com (920)410-7744

LINE	BEARING	DISTANCE
L1	S89°57'03"W	33.00'
L2	N00°18'44"E	34.14'

TOWN OF UTICA

Plan Commission Meeting

Agenda

Notice is hereby given that a Town Plan Commission meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

Thursday, June 3, 2021

7:30 pm

1. Call the Meeting to Order
2. Take Roll Call:
Members – Terry Beck, Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting
3. Approve November 5, 2020 Plan Commission Meeting Minutes
4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign
5. Public Forum
6. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.
7. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.
8. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.
9. Informal Opinions
10. Future Agenda Items
11. Adjournment

Jenny Sonnleitner, Clerk

Posted: 6/1/2021

The Plan Commission meets as needed on the FIRST THURSDAY OF EACH MONTH AT 7:30PM (unless otherwise noted).

All meetings are open to the public. Discussion and action may occur on any of the above agenda items.

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Commission Chairman Tom Thiel at 920-579-3025 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all members or a majority of the members of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda.

Posted at: townofutica.org, Town Hall, Co-op, and website. To receive email updates, e-mail the Clerk at utica1730@gmail.com.

TOWN OF UTICA

Plan Commission Meeting ~ Minutes

Thursday, June 3, 2021

7:30 pm

DRAFT

1. Call the Meeting to Order

This meeting was called to order by Chairman Tom Thiel at 7:30pm at the Utica Town Hall; 8 present

2. Take Roll Call:

A. *Members Present:* Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting

B. *Members Absent:* Terry Beck

C. *Board Members Present:* Chuck Kuhrt

3. Approve November 5, 2020 Plan Commission Meeting Minutes

Darwin Briggs motions to accept the Minutes as presented, seconded by Eric Whiting. Carried

4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign

5. Public Forum

#6 – Kathy Pashke has no objections.

#7 – Mr. Davies said this will be a brothers/sisters corporation. He is taking 5 acres, the rest is staying the same; just a name change. Walter Whiting suggested to combine parcels together to be 40+ acres and A2, has a parcel of 6 acres with the buildings.

#7 & 8 – Walter Whiting asked why not blend parcels to make a parcel 40+ acres to be A2? There is a parcel of 5 acres with the buildings, add the remaining of the two together to stay A2.

6. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.

Darwin Briggs said the parcels are over 2 acres and looks fine to him. Grant Stettler verified zoning to RR from A2.

Tom Thiel motions to change to RR from A2 into two lots; Lot 1 and Lot 2, seconded by Darwin Briggs. Carried

7. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.

Tom Thiel motions to combine 13.81 acres remaining from 024-0522 with 024-0508 (20 acres) and 024-057 (20 acres) to be zoned A2 (as Lot 2, Lot 1 6 acres), seconded Grant Stettler. Carried

8. Discuss/Recommend to the Town Board to hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.

Ralph Kalies motions to accept the change suggested (combining the remaining acreage of both parcels after removing 5 acres to Lot 1) and request the Town Board approve. Keep Lot 1 as 5 acres zoned RR, Lot 2 will be combined and remain A2, seconded by Darwin Briggs. Carried

9. Informal Opinions

Mitchell Davies said he has 1.2 acres zoned R1 and his neighbor has 5.27 acres zoned RR that is 'L' shaped and he would like to survey the land that is behind his parcel and add to his lot, buying it from his neighbor. Tom Thiel will research it and check out our maps, typically we don't like to drop parcels out of RR.

James Road could use tree trimming from Clairville Road south to County Road FF. 33' from center of the road is right-of-way which the Town can take care of. If the tree is on the landowner's land, the property owner would be responsible to trim it back. Grant Stettler said the Board can talk about if the trimmer will come through to trim.

10. Future Agenda Items

None

11. Adjournment

Adjourned at 8:12pm

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

Thomas Thiel, Plan Chairman

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

TOWN OF UTICA

Town Board Meeting ~ Agenda

Monday, June 14, 2021

5:00pm – Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

1. Call the Meeting to Order
2. Pledge of Allegiance
3. CONSENT AGENDA
 - A) Approve May 10, 2021 Town Board Meeting Minutes
 - B) Affidavit of Posting/Publication
 - C) Approve Payment of Bills for June
4. Treasurer's Report for May; BMO Harris Bank
5. Public Forum: *Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board)*
6. Discuss/Act on any Budget Amendments
7. LICENSES – Business/Operator License Renewals: Jasper's Bar, United Cooperative, Utica Golf Club, Wehrmann's
8. American Rescue Plan Act (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: 70,337.27), deadline to apply by June 18, 2021
9. WTA County Meeting for Elected Officials/Town Staff: July 8, 2021; pig roast at 5:30pm, meeting at 6:30pm (RSVP)
10. Winnebago County Board Meeting June 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions.
11. Winnebago County Emergency Training: June 17, 2021 4-7pm (Supervisor Kuhrt & Clerk Sonnleitner attending);
June 18, 2021 9a-12p (Chairman Schmick attending)
12. TOWN HALL
 - A) Lighting: Interior and Parking lot
 - B) American Rescue Plan Act – Broadband Expansion, application deadline July 27, 2021
 - C) Fill cracks in parking lot
13. ROADS
 - A) Bridge/Road Repairs
 - B) Tree trimming along roadsides
 - C) ATV/UTV Routes – updates from Supervisor Stettler from contacting the Club regarding speed complaints
14. BOARD OF APPEALS
 - A) Appoint Marek Potratz for a 3-year term, replacing Robert Potratz
 - B) Reappoint Brian Trebiatowski for a 3-year term
15. PLAN COMMISSION – JUNE 3, 2021 MEETING
 - A) Reappoint Tom Thiel for a 3-year term
 - B) 024-0245: Craig & Ashly Much – 13.49 acres zoned A2 into Lot 1- 5.011 acres and Lot 2- 8.186 acres to be zoned RR
 - C) 024-0522: Tod Davies – 20 acres zoned A2 into Lot 1- 6 acres and Lot 2- 13.81 acres to be zoned RR (upon payment of permits)
 - D) 024-0524/024-0531: Tod Davies – both 40 acres each zoned A2 into Lot 1- 5 acres, Lot 2- 35.87 acres to be zoned RR
16. ITEMS FOR INCLUSION IN NEWSLETTER
 - A) Fisk Fireworks – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com "Fire In The Sky" Fisk Fireworks 2021 account.
 - B) Town Board Meeting – July 12, 2021; 5:30pm at the Utica Town Hall
17. CORRESPONDENCE RECEIVED (Discuss/Act on):
 - A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan 1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer. Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage Prevention Reminder.
18. Adjournment

Jenny Sonnleitner, Clerk Posted: 6/11/2021

Plan Commission Members (5, 1 alternates) (3-year term): Tom Thiel 6/2021 (Chair); Ralph Kalies 7/2021; Terry Beck 11/2021; Grant Stettler 4/2022; Eric Whiting 3/2023; Darwin Briggs 12/2023 / **Rush Lake Steering Committee (3) (3-year term):** Chuck Kuhrt 9/2023 / Kevin Fritz 2/2024 / Mark Davis 5/2024; **Board of Appeals Members (5, 3 alternates) (3-year term):** Robert Potratz 3/2021-6/2021; Brian Trebiatowski 6/2021; Michael Christianson (alternate) 8/2021; Walt Whiting 12/2021; Vicki Williams 5/2022 (Chair), Don Draxler (alternate) 2/2023; Darwin Briggs 6/2023

The Town Board meets regularly the SECOND MONDAY OF EACH MONTH AT 5:30PM (unless otherwise noted). All meetings are open to the public, this is a public meeting. Discussion and action may occur on any of the above agenda items. Any person wishing to attend who, because of a disability, requires special accommodation, should contact Chairman Len Schmick at 920-589-6774 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made. As such, all members, or a majority of the members, of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda. Posted at townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA

Town Board Meeting ~ Minutes

Monday, June 14, 2021

5:00pm – Board Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. The Board can discuss and act on any of the following, except that of the Public Forum.

1. CALL THE MEETING TO ORDER

This meeting was called to order by Chairman Schmick at 7:30pm at the Utica Town Hall.

DRAFT

PRESENT: Chairman Leonard Schmick, Supervisor #1 Chuck Kuhrt, Supervisor #2 Grant Stettler, Clerk Jenny Sonnleitner, Treasurer Emily Hunter; Art Rathjen with Greater Oshkosh; 10 citizens present

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:

A) APPROVE MAY 10, 2021 TOWN BOARD MTG MINUTES

B) AFFIDAVIT OF POSTING/PUBLICATION

C) APPROVE PAYMENT OF BILLS FOR JUNE

Chairman Schmick made a motion to accept the Consent Agenda; seconded by Supervisor Stettler. Carried

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

4. TREASURER'S REPORT FOR MAY; BMO HARRIS BANK

RECEIPTS: \$6013.55; DISBURSEMENTS: \$60,210.96; TOTAL BALANCE: \$298,835.50

TOTAL CASH ON HAND INCLUDING FIRE/EMS ACCOUNT: \$323,773.89

5. PUBLIC FORUM (Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board))

Dave Bradley mentioned Pepler Lane is not being mowed all the way to the end, needs to go back to the tower. Chairman Schmick will contact the County again. Semis are hitting the tree branches on the north side of the road on Bradley Ave, the trees need to get trimmed; also the trees on Hay Road could be trimmed back, buckthorn is growing out. Chairman Schmick will contact the County about this too.

Chairman Schmick mentioned to go to the Plan Commission Agenda items next so the residents present can get taken care of right away.

6. DISCUSS/ACT ON ANY BUDGET AMENDMENTS

No amendments needed

7. LICENSES – BUSINESS/OPERATOR LICENSE RENEWALS: JASPER'S BAR / UNITED COOPERATIVE / UTICA GOLF CLUB / WEHRMANN'S

Chairman Schmick motions to accept the licenses for Jasper's Bar, United Cooperative, Utica Golf Club, also Wehrmann's and Operator Licenses, seconded by Supervisor Stettler. Carried

8. AMERICAN RESCUE PLAN ACT (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: \$70,337.27), deadline to apply by June 18, 2021

Chairman Schmick said to apply for the grant, it is worth applying for, though we don't know how we can spend it. Supervisor Stettler motions to apply for the American Rescue Plan Act of Utica's part of \$140,674.54, seconded by Chairman Schmick. Carried

9. WTA COUNTY MEETING FOR ELECTED OFFICIALS/TOWN STAFF: JULY 8, 2021; PIG ROAST 5:50PM, MEETING 6:30PM (RSVP)

Clerk Sonnleitner plans to attend, as well as Supervisor Kuhrt and Chairman Schmick.

10. WINNEBAGO COUNTY BOARD MEETING JUNE 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions

Supervisor Kuhrt said Winnebago does have one of the largest County Boards in the state. Could be times a seat is vacant and has a tough time finding someone to fill it. Chairman Schmick said if we need to know, should attend the meeting.

11. WINNEBAGO COUNTY EMERGENCY TRAINING: JUNE 17, 2021 4-7PM (Supervisor Kuhrt & Clerk Sonnleitner Attending); JUNE 18, 2021 9A-12P (Chairman Schmick attending)

12. TOWN HALL

A) LIGHTING: INTERIOR AND PARKING LOT

Supervisor Stettler said the electrician is having a hard time scheduling a time with the contractor.

B) AMERICAN RESCUE PLAN ACT – BROADBAND EXPANSION, APPLICATION DEADLINE JULY 27, 2021

Clerk Sonnleitner read an email that Governor Evers announced \$100 million investment in Broadband expansion using the ARPA funding. Chairman Schmick said to table until next time until we get more information.

C) FILL CRACKS IN PARKING LOT

Chairman Schmick talked with Dan at the County. Bonnieview Road should get paved on Wednesday and will take care of the parking lot since the machine will be in the area.

13. ROADS

A) BRIDGE/ROAD REPAIRS

Chairman Schmick said Bonnieview Road will be worked on this week and saving money to repair the bridges.

B) TREE TRIMMING ALONG ROADSIDES

Chairman Schmick said the County will take care of that for us. Supervisor Stettler mentioned James Road that comes out on County Road FF near the Davies farm. Trees are hitting the combine. This may be the maintenance line with Town of Nekimi and will talk with Nekimi. Chairman Schmick will ride over there to see what area is in need of trimming.

C) ATV/UTV ROUTES – UPDATES FROM SUPERVISOR STETTLER FROM CONTACTING THE CLUB REGARDING SPEED COMPLAINTS

Supervisor Stettler talked with a couple members in the club and were surprised there are issues, no other complaints in other townships. Chairman Schmick said some speed limit signs were put up.

14. BOARD OF APPEALS

A) APPOINT MAREK POTRATZ FOR A 3-YEAR TERM, REPLACING ROBERT POTRATZ

Chairman Schmick motions to appoint Marek, seconded by Supervisor Stettler. Carried

B) REAPPOINT BRIAN TREBIATOWSKI FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Brian, seconded by Supervisor Stettler. Carried

15. PLAN COMMISSION – JUNE 3, 2021 MEETING AT 7:30PM

A) REAPPOINT TOM THIEL FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Tom for another 3 year term, seconded by Supervisor Stettler. Carried

B) 024-0245: CRAIG & ASHLY MUCH – 13.49 ACRES ZONED A2 INTO LOT 1- 5.011 ACRES AND LOT 2- 8.186 ACRES TO BE ZONED RR

Supervisor Stettler motions to approve the recommendation by the Planning/Zoning to accept that, seconded by Chairman Schmick. Carried

C) 024-0522: TOD DAVIES – 20 ACRES ZONED A2 INTO LOT 1- 6 ACRES AND LOT 2- 13.81 ACRES TO BE ZONED RR (upon payment of permits)

Chairman Schmick motions to approve, was recommended by the Zoning, seconded by Supervisor Stettler. Supervisor Kuhrt thought combining the 20 with another 20. Tom Thiel said we cannot do that because a road goes through. Carried

D) 024-0524/024-0531: TOD DAVIES – BOTH 40 ACRES EACH ZONED A2 INTO LOT 1- 5 ACRES, LOT 2- 35.87 ACRES, REMAINING ZONED RR

Supervisor Kuhrt land is taxed by land use, no matter how it is zoned, was wondering why we needed to combine parcels to make 40+ acres. Supervisor Kuhrt motions to accept as presented, seconded by Chairman Schmick. Carried

Davies did pay the permit fee

Clerk Sonnleitner does not have an Original CSM to sign for the Much property. Craig will contact the surveyor.

16. ITEMS FOR INCLUSION IN NEWSLETTER

A) FISK FIREWORKS – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk

Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com "Fire In The Sky" Fisk

Fireworks 2021 account.

B) TOWN BOARD MEETING – July 12, 2021; 5:30pm at the Utica Town Hall

17. CORRESPONDENCE RECEIVED:

A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan

1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer; Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage

Prevention Reminder.

Clerk Sonnleitner mentioned we receive the Oshkosh Public Library Meeting Minutes, believe previous Chairman Hinz requested those. Asking if the Board wants the Minutes or if Clerk should tell the Oshkosh Public Library to save a stamp and they don't need to send the Town their Minutes. Board agreed to save a stamp and no need to send their Minutes.

18. ADJOURNMENT

Adjournment 5:55pm

Jenny Sonnleitner, Clerk

Leonard Schmick – Chairman		Emily Hunter – Treasurer	
Chuck Kuhrt – Supervisor #1		Jenny Sonnleitner - Clerk	
Grant Stettler – Supervisor #2			

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

Resolution

Date: _____

To the Board of Supervisors of Winnebago County, Wisconsin:

Amendatory Ordinance

Whereas, it is desirable to amend the Zoning Ordinance and the Zoning Map of the Town of Utica in accordance with the petition of Tod Davies/Estate of David Davies;

Whereas said request is in compliance with the adopted Winnebago County Land Use Plan.

Now, therefore, the County Board Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the Town of Utica, be and the same, are amended to provide that the attached described property be changed from the classification of One (1) parcel zoned A2 of said ordinance, which it now and heretofore had, to the zoned district to create 2 lots: Lot 1 to be 5.00 acres and Lot 2 to be 35.87 acres, both to be zoned RR.

County Board Supervisor
(Town of Utica)

Parcel Nos: 024-0525, 024-0531

County Disclaimer:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2021.

Jon Doemel

County Board Supervisory District

A-2 to RR FLU: Res
extra-cosh

Town of Utica ~ Jenny Sonnleitner, Clerk
6570 Bradley Ave. Pickett, WI 54964 ~ 920-410-0347 ~ utica1730@gmail.com

SUBMITTAL FORM

Name of Property Owner: Craig & Ashley Much

Address of Owner: 1186 Martin Ave. Fond du Lac, WI 54935

Name of Applicant: same as above

Address of Applicant: same as above

Legal Description of Area to be Rezoned (attach CSM, if applicable):

024-0245: N1/2 SE SE EXC CSM-98 13.49 A. SE 1/4, SE 1/4 of Section 12, T.17N. - R.15E.

Tax Parcel Number, if existing parcels: 024-0245

Section 12 Town 17N Range R15E

Existing Zoning: A2 Name of District: Agricultural District (General Farming)
024-0245

Proposed Zoning: RR Name of District: Rural Residential Recreational Mixed Use
024-0245

Town Board Action: Approval Denial

Findings: 1) Does the Town have an adopted Land Use Plan? Yes

2) Does the request agree with the Plan? Yes

3) Other findings (List). approved by Town Board vote:

Approved by the Town Board vote 3-0

I, Jenny Sonnleitner, Clerk of the Town of Utica, hereby certify that a public hearing was conducted on June 3, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Jenny Sonnleitner

Date: 6-23-2021

LISTING OF PARCELS SURROUNDING SUBJECT PARCEL FOR REZONING CHANGE

Subject Parcels: 024-0245

Owner: Craig & Ashly Much

Applicant: same as above

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0244-01 024-0244-02	Ronald & Joann Meier Rev Tst	4977 Stevens Lane	Oshkosh, WI 54904
024-0245	Craig & Ashly Much	1186 Martin Ave.	Fond du Lac, WI 54935
012-0129 012-0130	Robert Potratz	2381 James Road	Oshkosh, WI 54904
024-0240 024-0242 024-0243	Radloff Irrev Tst – Kathy Paschke	1344 Elo Road	Pickett, WI 54964
024-0244	Michael & Debra Radloff	4819 Fisk Ave.	Oshkosh, WI 54904

TOWN OF UTICA

Plan Commission Notice

Notice is hereby given that a public meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. Town Board members may be present.

Thursday, June 3, 2021

7:30 pm

To hear testimony for approval of a CSM dividing parcel number 024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashley Much 1186 Martin Ave. Fond du Lac, WI 54935.

The properties within 300' for notification in the Town of Utica, Winnebago County, Wisconsin are:

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0244-01 024-0244-02	Ronald & Joann Meier Rev Tst	4977 Stevens Lane	Oshkosh, WI 54904
024-0245	Craig & Ashley Much	1186 Martin Ave.	Fond du Lac, WI 54935
012-0129 012-0130	Robert Potratz	2381 James Road	Oshkosh, WI 54904
024-0240 024-0242 024-0243	Radloff Irrev Tst – Kathy Paschke	1344 Elo Road	Pickett, WI 54964
024-0244	Michael & Debra Radloff	4819 Fisk Ave.	Oshkosh, WI 54904

Public testimony will be taken at the time of the hearing. All written testimony must be received prior to the hearing and can be sent to Thomas Thiel, 1209 County Road M Pickett, WI 54964. For further information, contact Thomas Thiel (920) 589-3005.

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary
Published: 5/20 & 27/2021

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Chairman Tom Thiel at 920-579-3025 at least twenty-four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all or a majority of the Town Board members may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action.

Posted at: townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA RE-ZONING PERMIT APPLICATION

Please print or type your responses to the questions on this application.
A non-refundable application fee of \$400.00 is required for each permit application.
The fee is payable to the Town of Utica and is due at the time the application is submitted.

Filing Fee: \$400.00

Date Received: 2-18-2021
Office Use

Property Address: VACANT LAND, EAST OF 4977 STEVENS LANE

Name of Owner(s): CRAIG & ASHLY MACH

Address, if different than above: 1186 MARTIN AVE FOND DU LAC, WI 54935

Home Phone: 920-538-1768 Daytime Phone, if different: _____

Name of Applicant(s): SAME AS ABOVE

Address, if different than above: _____

Home Phone: _____ Daytime Phone, if different: _____

Name & Address of professional in charge of proposed development (architect, builder, contractor, engineer, etc): JIM SMITH MARQUENSON & EISDE

101 W. MAIN ST OMAHA 68163

Legal Description of Property: N¹/₂ OF SE¹/₄ OF SE¹/₄ SEC 12,
T17N, R15E, TOWN OF UTICA

Tax Parcel Number(s) (REQUIRED): 0240245

NOTE: Please attach a copy of the Certified Survey Map for the property.

Location of the property in relation to nearby roadways, building, or other landmarks: _____

NW CORNER STEVENS LANE & JAMES ROAD

1. What is the current use of the property? GEN. AG.

2. What is the intended use of this property? 5 SINGLE FAMILY PARCELS

3. Please mark the current zoning for the property:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Single-Family Residence | <input type="checkbox"/> | Industrial |
| <input type="checkbox"/> | Two-Family Residence | <input type="checkbox"/> | Commercial |
| <input type="checkbox"/> | Multiple-Family Dwelling | <input type="checkbox"/> | Institutional & Recreational |
| <input checked="" type="checkbox"/> | Agricultural | <input type="checkbox"/> | Planned Residential Development |
| <input type="checkbox"/> | Rural Recreational | <input type="checkbox"/> | Residential Mixed Use |

4. What is the requested zoning for the property? RR

5. Please explain the reason for this rezoning request: CREATING 5 SINGLE FAMILY HOME SITES

6. If this is a Rural Recreational rezoning request, please specify what type of conditions are being requested: SINGLE FAMILY HOME

7. Please explain why this is the best proposed use for this property: STEVENS LANE IS THE EXISTING ROAD WHICH THESE LOTS WILL ACCESS. GREAT QUIET ROAD FOR SINGLE FAMILY HOMES

8. Please explain the compatibility of the proposed use(s) with the surrounding land uses: SURROUND LAND USE IS MIX OF GEN. AG & SINGLE FAMILY RES.

9. List all property owners within 300 feet and their mailing addresses:

- | | |
|--|--|
| 1) <u>ROL MEIER</u>
<u>4977 STEVENS LANE</u>
<u>OSHKOSH 54904</u> | 4) <u>ROBERT POTRAIZ</u>
<u>2381 JAMES ROAD</u>
<u>OSHKOSH 54904</u> |
| 2) <u>MIKE RADLOFF</u>
<u>4801 FISK AVE</u>
<u>OSHKOSH 54904</u> | 5) |
| 3) <u>RADLOFF (TRUST)</u>
<u>YO KATHY PASCHKE</u>
<u>1314 ELO ROAD</u>
<u>PICKETT 54904</u> | 6) |

Twelve (12) copies of the application and all attachments shall be submitted to the Town Clerk, Town Zoning Administrator or other designed representative no later than twenty-one (21) days prior to the meeting.

[Signature]
Signature of Owner

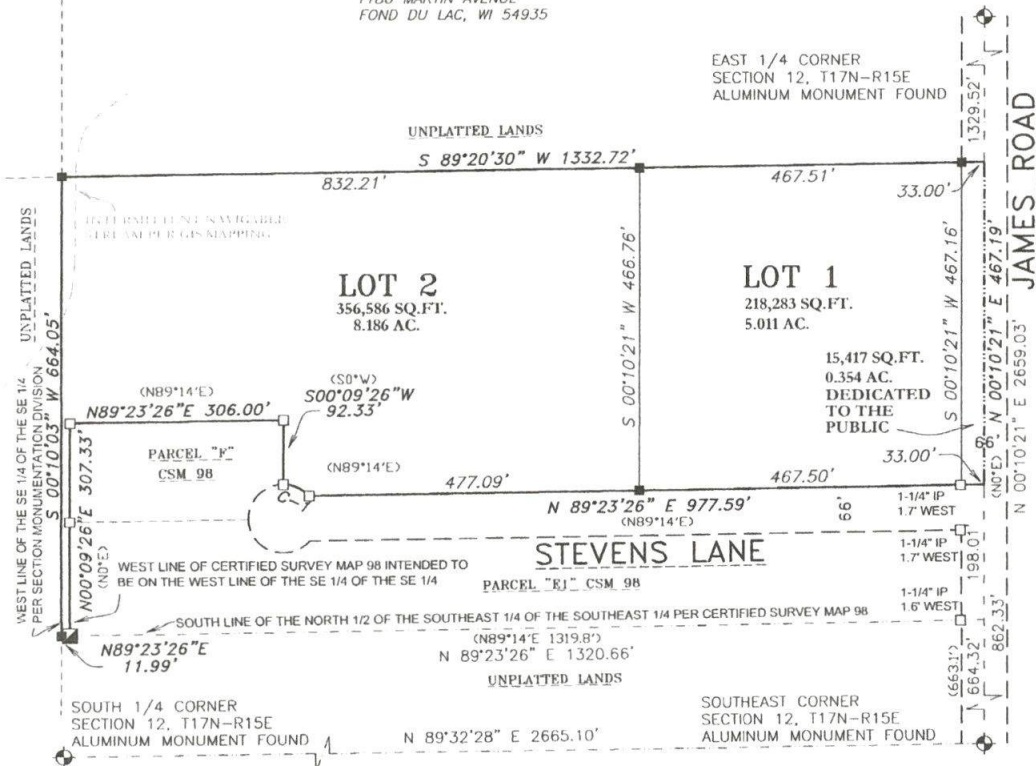
2/10/2021
Date

[Signature]
Signature of Owner

2/10/2021
Date

CERTIFIED SURVEY MAP NO. _____
 PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4
 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP
 17 NORTH, RANGE 15 EAST, TOWN OF UTICA,
 WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
 CRAIG MUCH
 1186 MARTIN AVENUE
 FOND DU LAC, WI 54935



Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	50.00'	047°55'35"	41.82'	S 65°52'36.5" E	40.61'	N 41°54'49" W	N 89°50'24" W

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."



BEARINGS ARE REFERENCED TO THE WINNEBAGO
 COUNTY COORDINATE SYSTEM OF 1983(1997)
 IN WHICH THE EAST LINE OF THE SOUTHEAST 1/4
 OF SECTION 12, BEARS N00°10'21"E

- LEGEND**
- 1-1/4" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT
 - 1-1/4" O.D. IRON PIPE FOUND
 - ◻ 2" O.D. IRON PIPE FENCE CORNER FOUND
 - ⊕ GOVERNMENT CORNER FOUND
 - () RECORDED AS



Martenson & Eisele, Inc.
 Planning
 Environmental
 Surveying
 Engineering
 Architecture

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

PROJECT NO. 0-2545-001 2 LOT
 FILE 2545001CSM SHEET 1 OF 3
 This instrument was drafted by: DSL

TOWN OF UTICA

Plan Commission Meeting

Agenda

Notice is hereby given that a Town Plan Commission meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

Thursday, June 3, 2021

7:30 pm

1. Call the Meeting to Order
2. Take Roll Call:
Members – Terry Beck, Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting
3. Approve November 5, 2020 Plan Commission Meeting Minutes
4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign
5. Public Forum
6. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owed by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.
7. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.
8. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.
9. Informal Opinions
10. Future Agenda Items
11. Adjournment

Jenny Sonnleitner, Clerk
Posted: 6/1/2021

The Plan Commission meets as needed on the FIRST THURSDAY OF EACH MONTH AT 7:30PM (unless otherwise noted).

All meetings are open to the public. Discussion and action may occur on any of the above agenda items.

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Commission Chairman Tom Thiel at 920-579-3025 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all members or a majority of the members of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda.

Posted at: townofutica.org, Town Hall, Co-op, and website. To receive email updates, e-mail the Clerk at utica1730@gmail.com.

TOWN OF UTICA

Plan Commission Meeting ~ Minutes

Thursday, June 3, 2021

7:30 pm

DRAFT

1. Call the Meeting to Order

This meeting was called to order by Chairman Tom Thiel at 7:30pm at the Utica Town Hall; 8 present

2. Take Roll Call:

A. *Members Present:* Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting

B. *Members Absent:* Terry Beck

C. *Board Members Present:* Chuck Kuhrt

3. Approve November 5, 2020 Plan Commission Meeting Minutes

Darwin Briggs motions to accept the Minutes as presented, seconded by Eric Whiting. Carried

4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign

5. Public Forum

#6 – Kathy Pashke has no objections.

#7 – Mr. Davies said this will be a brothers/sisters corporation. He is taking 5 acres, the rest is staying the same; just a name change. Walter Whiting suggested to combine parcels together to be 40+ acres and A2, has a parcel of 6 acres with the buildings.

#7 & 8 – Walter Whiting asked why not blend parcels to make a parcel 40+ acres to be A2? There is a parcel of 5 acres with the buildings, add the remaining of the two together to stay A2.

6. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.

Darwin Briggs said the parcels are over 2 acres and looks fine to him. Grant Stettler verified zoning to RR from A2.

Tom Thiel motions to change to RR from A2 into two lots; Lot 1 and Lot 2, seconded by Darwin Briggs. Carried

7. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.

Tom Thiel motions to combine 13.81 acres remaining from 024-0522 with 024-0508 (20 acres) and 024-057 (20 acres) to be zoned A2 (as Lot 2, Lot 1 6 acres), seconded Grant Stettler. Carried

8. Discuss/Recommend to the Town Board to hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.

Ralph Kalies motions to accept the change suggested (combining the remaining acreage of both parcels after removing 5 acres to Lot 1) and request the Town Board approve. Keep Lot 1 as 5 acres zoned RR, Lot 2 will be combined and remain A2, seconded by Darwin Briggs. Carried

9. Informal Opinions

Mitchell Davies said he has 1.2 acres zoned R1 and his neighbor has 5.27 acres zoned RR that is 'L' shaped and he would like to survey the land that is behind his parcel and add to his lot, buying it from his neighbor. Tom Thiel will research it and check out our maps, typically we don't like to drop parcels out of RR.

James Road could use tree trimming from Clairville Road south to County Road FF. 33' from center of the road is right-of-way which the Town can take care of. If the tree is on the landowner's land, the property owner would be responsible to trim it back. Grant Stettler said the Board can talk about if the trimmer will come through to trim.

10. Future Agenda Items

None

11. Adjournment

Adjourned at 8:12pm

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

Thomas Thiel, Plan Chairman

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

TOWN OF UTICA

Town Board Meeting ~ Agenda

Monday, June 14, 2021

5:00pm – Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

1. Call the Meeting to Order
2. Pledge of Allegiance
3. CONSENT AGENDA
 - A) Approve May 10, 2021 Town Board Meeting Minutes
 - B) Affidavit of Posting/Publication
 - C) Approve Payment of Bills for June
4. Treasurer's Report for May; BMO Harris Bank
5. Public Forum: *Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board)*
6. Discuss/Act on any Budget Amendments
7. LICENSES – Business/Operator License Renewals: Jasper's Bar, United Cooperative, Utica Golf Club, Wehrmann's
8. American Rescue Plan Act (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: 70,337.27), deadline to apply by June 18, 2021
9. WTA County Meeting for Elected Officials/Town Staff: July 8, 2021; pig roast at 5:30pm, meeting at 6:30pm (RSVP)
10. Winnebago County Board Meeting June 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions.
11. Winnebago County Emergency Training: June 17, 2021 4-7pm (Supervisor Kuhrt & Clerk Sonnleitner attending);
June 18, 2021 9a-12p (Chairman Schmick attending)
12. TOWN HALL
 - A) Lighting: Interior and Parking lot
 - B) American Rescue Plan Act – Broadband Expansion, application deadline July 27, 2021
 - C) Fill cracks in parking lot
13. ROADS
 - A) Bridge/Road Repairs
 - B) Tree trimming along roadsides
 - C) ATV/UTV Routes – updates from Supervisor Stettler from contacting the Club regarding speed complaints
14. BOARD OF APPEALS
 - A) Appoint Marek Potratz for a 3-year term, replacing Robert Potratz
 - B) Reappoint Brian Trebiatowski for a 3-year term
15. PLAN COMMISSION – JUNE 3, 2021 MEETING
 - A) Reappoint Tom Thiel for a 3-year term
 - B) 024-0245: Craig & Ashly Much – 13.49 acres zoned A2 into Lot 1- 5.011 acres and Lot 2- 8.186 acres to be zoned RR
 - C) 024-0522: Tod Davies – 20 acres zoned A2 into Lot 1- 6 acres and Lot 2- 13.81 acres to be zoned RR (upon payment of permits)
 - D) 024-0524/024-0531: Tod Davies – both 40 acres each zoned A2 into Lot 1- 5 acres, Lot 2- 35.87 acres to be zoned RR
16. ITEMS FOR INCLUSION IN NEWSLETTER
 - A) Fisk Fireworks – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com "Fire In The Sky" Fisk Fireworks 2021 account.
 - B) Town Board Meeting – July 12, 2021; 5:30pm at the Utica Town Hall
17. CORRESPONDENCE RECEIVED (Discuss/Act on):
 - A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan 1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer. Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage Prevention Reminder.
18. Adjournment

Jenny Sonnleitner, Clerk Posted: 6/11/2021

Plan Commission Members (5, 1 alternates) (3-year term): Tom Thiel 6/2021 (Chair); Ralph Kalies 7/2021; Terry Beck 11/2021; Grant Stettler 4/2022; Eric Whiting 3/2023; Darwin Briggs 12/2023 / **Rush Lake Steering Committee (3) (3-year term):** Chuck Kuhrt 9/2023 / Kevin Fritz 2/2024 / Mark Davis 5/2024; **Board of Appeals Members (5, 3 alternates) (3-year term):** Robert Potratz 3/2021-6/2021; Brian Trebiatowski 6/2021; Michael Christianson (alternate) 8/2021; Walt Whiting 12/2021; Vicki Williams 5/2022 (Chair), Don Draxler (alternate) 2/2023; Darwin Briggs 6/2023

The Town Board meets regularly the SECOND MONDAY OF EACH MONTH AT 5:30PM (unless otherwise noted). All meetings are open to the public, this is a public meeting. Discussion and action may occur on any of the above agenda items. Any person wishing to attend who, because of a disability, requires special accommodation, should contact Chairman Len Schmick at 920-589-6774 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made. As such, all members, or a majority of the members, of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda. Posted at townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA

Town Board Meeting ~ Minutes

Monday, June 14, 2021

5:00pm – Board Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. The Board can discuss and act on any of the following, except that of the Public Forum.

1. CALL THE MEETING TO ORDER

This meeting was called to order by Chairman Schmick at 7:30pm at the Utica Town Hall.

DRAFT

PRESENT: Chairman Leonard Schmick, Supervisor #1 Chuck Kuhrt, Supervisor #2 Grant Stettler, Clerk Jenny Sonnleitner, Treasurer Emily Hunter; Art Rathjen with Greater Oshkosh; 10 citizens present

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:

A) APPROVE MAY 10, 2021 TOWN BOARD MTG MINUTES

B) AFFIDAVIT OF POSTING/PUBLICATION

C) APPROVE PAYMENT OF BILLS FOR JUNE

Chairman Schmick made a motion to accept the Consent Agenda; seconded by Supervisor Stettler. Carried

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

4. TREASURER'S REPORT FOR MAY; BMO HARRIS BANK

RECEIPTS: \$6013.55; DISBURSEMENTS: \$60,210.96; TOTAL BALANCE: \$298,835.50

TOTAL CASH ON HAND INCLUDING FIRE/EMS ACCOUNT: \$323,773.89

5. PUBLIC FORUM (Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board))

Dave Bradley mentioned Peppel Lane is not being mowed all the way to the end, needs to go back to the tower. Chairman Schmick will contact the County again. Semis are hitting the tree branches on the north side of the road on Bradley Ave, the trees need to get trimmed; also the trees on Hay Road could be trimmed back, buckthorn is growing out. Chairman Schmick will contact the County about this too.

Chairman Schmick mentioned to go to the Plan Commission Agenda items next so the residents present can get taken care of right away.

6. DISCUSS/ACT ON ANY BUDGET AMENDMENTS

No amendments needed

7. LICENSES – BUSINESS/OPERATOR LICENSE RENEWALS: JASPER'S BAR / UNITED COOPERATIVE / UTICA GOLF CLUB / WEHRMANN'S

Chairman Schmick motions to accept the licenses for Jasper's Bar, United Cooperative, Utica Golf Club, also Wehrmann's and Operator Licenses, seconded by Supervisor Stettler. Carried

8. AMERICAN RESCUE PLAN ACT (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: \$70,337.27), deadline to apply by June 18, 2021

Chairman Schmick said to apply for the grant, it is worth applying for, though we don't know how we can spend it. Supervisor Stettler motions to apply for the American Rescue Plan Act of Utica's part of \$140,674.54, seconded by Chairman Schmick. Carried

9. WTA COUNTY MEETING FOR ELECTED OFFICIALS/TOWN STAFF: JULY 8, 2021; PIG ROAST 5:50PM, MEETING 6:30PM (RSVP)

Clerk Sonnleitner plans to attend, as well as Supervisor Kuhrt and Chairman Schmick.

10. WINNEBAGO COUNTY BOARD MEETING JUNE 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions

Supervisor Kuhrt said Winnebago does have one of the largest County Boards in the state. Could be times a seat is vacant and has a tough time finding someone to fill it. Chairman Schmick said if we need to know, should attend the meeting.

11. WINNEBAGO COUNTY EMERGENCY TRAINING: JUNE 17, 2021 4-7PM (Supervisor Kuhrt & Clerk Sonnleitner Attending); JUNE 18, 2021 9A-12P (Chairman Schmick attending)

12. TOWN HALL

A) LIGHTING: INTERIOR AND PARKING LOT

Supervisor Stettler said the electrician is having a hard time scheduling a time with the contractor.

B) AMERICAN RESCUE PLAN ACT – BROADBAND EXPANSION, APPLICATION DEADLINE JULY 27, 2021

Clerk Sonnleitner read an email that Governor Evers announced \$100 million investment in Broadband expansion using the ARPA funding. Chairman Schmick said to table until next time until we get more information.

C) FILL CRACKS IN PARKING LOT

Chairman Schmick talked with Dan at the County. Bonnieview Road should get paved on Wednesday and will take care of the parking lot since the machine will be in the area.

13. ROADS

A) BRIDGE/ROAD REPAIRS

Chairman Schmick said Bonnieview Road will be worked on this week and saving money to repair the bridges.

B) TREE TRIMMING ALONG ROADSIDES

Chairman Schmick said the County will take care of that for us. Supervisor Stettler mentioned James Road that comes out on County Road FF near the Davies farm. Trees are hitting the combine. This may be the maintenance line with Town of Nekimi and will talk with Nekimi. Chairman Schmick will ride over there to see what area is in need of trimming.

C) ATV/UTV ROUTES – UPDATES FROM SUPERVISOR STETTLER FROM CONTACTING THE CLUB REGARDING SPEED COMPLAINTS

Supervisor Stettler talked with a couple members in the club and were surprised there are issues, no other complaints in other townships. Chairman Schmick said some speed limit signs were put up.

14. BOARD OF APPEALS

A) APPOINT MAREK POTRATZ FOR A 3-YEAR TERM, REPLACING ROBERT POTRATZ

Chairman Schmick motions to appoint Marek, seconded by Supervisor Stettler. Carried

B) REAPPOINT BRIAN TREBIATOWSKI FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Brian, seconded by Supervisor Stettler. Carried

15. PLAN COMMISSION – JUNE 3, 2021 MEETING AT 7:30PM

A) REAPPOINT TOM THIEL FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Tom for another 3 year term, seconded by Supervisor Stettler. Carried

B) 024-0245: CRAIG & ASHLY MUCH – 13.49 ACRES ZONED A2 INTO LOT 1- 5.011 ACRES AND LOT 2- 8.186 ACRES TO BE ZONED RR

Supervisor Stettler motions to approve the recommendation by the Planning/Zoning to accept that, seconded by Chairman Schmick. Carried

C) 024-0522: TOD DAVIES – 20 ACRES ZONED A2 INTO LOT 1- 6 ACRES AND LOT 2- 13.81 ACRES TO BE ZONED RR (upon payment of permits)

Chairman Schmick motions to approve, was recommended by the Zoning, seconded by Supervisor Stettler. Supervisor Kuhrt thought combining the 20 with another 20. Tom Thiel said we cannot do that because a road goes through. Carried

D) 024-0524/024-0531: TOD DAVIES – BOTH 40 ACRES EACH ZONED A2 INTO LOT 1- 5 ACRES, LOT 2- 35.87 ACRES, REMAINING ZONED RR

Supervisor Kuhrt land is taxed by land use, no matter how it is zoned, was wondering why we needed to combine parcels to make 40+ acres. Supervisor Kuhrt motions to accept as presented, seconded by Chairman Schmick. Carried

Davies did pay the permit fee

Clerk Sonnleitner does not have an Original CSM to sign for the Much property. Craig will contact the surveyor.

16. ITEMS FOR INCLUSION IN NEWSLETTER

A) FISK FIREWORKS – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com “Fire In The Sky” Fisk Fireworks 2021 account.

B) TOWN BOARD MEETING – July 12, 2021; 5:30pm at the Utica Town Hall

17. CORRESPONDENCE RECEIVED:

A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan 1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer; Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage Prevention Reminder.

Clerk Sonnleitner mentioned we receive the Oshkosh Public Library Meeting Minutes, believe previous Chairman Hinz requested those. Asking if the Board wants the Minutes or if Clerk should tell the Oshkosh Public Library to save a stamp and they don't need to send the Town their Minutes. Board agreed to save a stamp and no need to send their Minutes.

18. ADJOURNMENT

Adjournment 5:55pm

Jenny Sonnleitner, Clerk

Leonard Schmick – Chairman		Emily Hunter – Treasurer	
Chuck Kuhrt – Supervisor #1		Jenny Sonnleitner - Clerk	
Grant Stettler – Supervisor #2			

“These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member.”

Resolution

Date: _____

To the Board of Supervisors of Winnebago County, Wisconsin:

Amendatory Ordinance

Whereas, it is desirable to amend the Zoning Ordinance and the Zoning Map of the Town of Utica in accordance with the petition of Craig & Ashly Much;

Whereas said request is in compliance with the adopted Winnebago County Land Use Plan.

Now, therefore, the County Board Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the Town of Utica, be and the same, are amended to provide that the attached described property be changed from the classification of One (1) parcel zoned A2 of said ordinance, which it now and heretofore had, to the zoned district to create 2 lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR.

County Board Supervisor
(Town of Utica)

Parcel Nos: 024-0245

County Disclaimer:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2021.

Jon Doemel

County Board Supervisory District

Town of Utica ~ Jenny Sonnleitner, Clerk
6570 Bradley Ave. Pickett, WI 54964 ~ 920-410-0347 ~ utica1730@gmail.com

SUBMITTAL FORM

Name of Property Owner: Estate of David Davies

Address of Owner: 4905 County Road N Pickett, WI 54964

Name of Applicant: Tod Davies/Estate of David Davies

Address of Applicant: 942 James Road Oshkosh, WI 54904

Legal Description of Area to be Rezoned (attach CSM, if applicable):

024-0522: NW 1/4, SE 1/4 of Section 24, T.17N, R.15E.

Tax Parcel Number, if existing parcels: 024-0522

Section 24 Town 17N Range R15E

Existing Zoning: A2 Name of District: Agricultural District (General Farming)
024-0522

Proposed Zoning: RR Name of District: Rural Residential Recreational Mixed Use
024-0522

Town Board Action: Approval Denial

Findings: 1) Does the Town have an adopted Land Use Plan? Yes

2) Does the request agree with the Plan? Yes

3) Other findings (List). approved by Town Board vote:

Approved by the Town Board vote 3-0

I, Jenny Sonnleitner, Clerk of the Town of Utica, hereby certify that a public hearing was conducted on June 3, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Jenny Sonnleitner

Date: 6-22-2021

LISTING OF PARCELS SURROUNDING SUBJECT PARCEL FOR REZONING CHANGE

Subject Parcels: 024-0522

Owner: Estate of David Davies

Applicant: Tod Davies

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0507 024-0513 024-0522	David Davies	4905 County Road N	Pickett, WI 54964
024-0514	Borgardt Farm LLC	5276 W Ripple Ave	Oshkosh, WI 54904
024-0509	Walter Juedes Tst	1041 Mt Vernon St	Oshkosh, WI 54901
024-0520	Darriel Kumbier	W660 Cumberland Ave	Berlin, WI 54923
024-0521	Jerod / Shelby Lloyd	1075 James Rd	Oshkosh, WI 54904
024-0521-01	Thomas / Ellen Lloyd	5010 County Road N	Pickett, WI 54964

TOWN OF UTICA

Plan Commission Notice

Notice is hereby given that a public meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. Town Board members may be present.

Thursday, June 3, 2021

7:30 pm

To hear testimony for approval of a CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.

The properties within 300' for notification in the Town of Utica, Winnebago County, Wisconsin are:

PARCEL	OWNER(S)	MAILING ADDRESS	CITY/STATE/ZIP
024-0507 024-0513 024-0522	David Davies	4905 County Road N	Pickett, WI 54964
024-0514	Borgardt Farm LLC	5276 W Ripple Ave	Oshkosh, WI 54904
024-0509	Walter Juedes Tst	1041 Mt Vernon St	Oshkosh, WI 54901
024-0520	Darriel Kumbier	W660 Cumberland Ave	Berlin, WI 54923
024-0521	Jerod / Shelby Lloyd	1075 James Rd	Oshkosh, WI 54904
024-0521-01	Thomas / Ellen Lloyd	5010 County Road N	Pickett, WI 54964

Public testimony will be taken at the time of the hearing. All written testimony must be received prior to the hearing and can be sent to Thomas Thiel, 1209 County Road M Pickett, WI 54964. For further information, contact Thomas Thiel (920) 589-3005.

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary
Published: 5/20 & 27/2021

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Chairman Tom Thiel at 920-579-3025 at least twenty-four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all or a majority of the Town Board members may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action.
Posted at: townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA RE-ZONING PERMIT APPLICATION

Please print or type your responses to the questions on this application.
A non-refundable application fee of \$400.00 is required for each permit application.
The fee is payable to the **Town of Utica** and is due at the time the application is submitted.

Filing Fee: \$400.00

Date Received: _____
Office Use

Property Address: 1109 JAMES ROAD, OSHKOSH, WI 54904

Name of Owner(s): TOD DAVIES, PERSONAL REPRESENTATIVE TO DAVID DAVIES

Address, if different than above: 942 JAMES ROAD, OSHKOSH, WI 54904

Home Phone: 920-410-3474 Daytime Phone, if different: _____

Name of Applicant(s): ROBERT DAVIES

Address, if different than above: _____

Home Phone: 920-379-2655 Daytime Phone, if different: _____

Name & Address of professional in charge of proposed development (architect, builder, contractor, engineer, etc): _____

WISCONSIN LAND SURVEYING, INC. 5020 LEONARD PT. RD. OSHKOSH, WI 54904

Legal Description of Property: SEE PROPOSED CERTIFIED SURVEY MAP ATTACHED

Tax Parcel Number(s) (REQUIRED): 0240522

NOTE: Please attach a copy of the Certified Survey Map for the property.

Location of the property in relation to nearby roadways, building, or other landmarks: _____

SEE PROPOSED CERTIFIED SURVEY MAP ATTACHED

1. What is the current use of the property? _____

AG

2. What is the intended use of this property? _____

AG/RESIDENTIAL

3. Please mark the current zoning for the property:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Single-Family Residence | <input type="checkbox"/> | Industrial |
| <input type="checkbox"/> | Two-Family Residence | <input type="checkbox"/> | Commercial |
| <input type="checkbox"/> | Multiple-Family Dwelling | <input type="checkbox"/> | Institutional & Recreational |
| <input checked="" type="checkbox"/> | Agricultural | <input type="checkbox"/> | Planned Residential Development |
| <input type="checkbox"/> | Rural Recreational | <input type="checkbox"/> | Residential Mixed Use |

4. What is the requested zoning for the property? RR

5. Please explain the reason for this rezoning request: _____

SPLIT OFF A LOT WITH THE BUILDINGS FROM THE REMAINING AGRICULTURAL LAND
AS PART OF SETTLING AN ESTATE

6. If this is a Rural Recreational rezoning request, please specify what type of conditions are being requested: _____

NO CONDITIONS ARE BEING REQUESTED, NO CHANGE IN USE

7. Please explain why this is the best proposed use for this property: _____

BEING REZONED BECAUSE IT IS REQUIRED, NOTHING WILL CHANGE AS FAR AS
THE USE OF THIS PROPERTY

8. Please explain the compatibility of the proposed use(s) with the surrounding land uses:

EVERYTHING IS GOING TO STAY THE SAME AS FAR AS THE EXISTING AND
PROPOSED USE OF THIS PROPERTY

9. List all property owners within 300 feet and their mailing addresses:

- | | |
|--|---|
| 1) JEROD AND SHELBY LLOYD
1075 JAMES ROAD
OSHKOSH, WI 54904 | 4) WALTER JUEDES TRUST
1041 MT VERNON ST.
OSHKOSH, WI 54901 |
| 2) THOMAS AND ELLEN LLOYD
5010 COUNTY ROAD N
PICKETT, WI 54964 | 5) BORGARDT FARM LLC
5276 W RIPPLE AVE.
OSHKOSH, WI 54904 |
| 3) DARRIEL KUMBIER
W660 CUMBERLAND AVE.
BERLIN, WI 54923 | 6) |

Twelve (12) copies of the application and all attachments shall be submitted to the Town Clerk, Town Zoning Administrator or other designed representative no later than twenty-one (21) days prior to the meeting.

Signature of Owner

Date

Signature of Owner

Date

CERTIFIED SURVEY MAP SHEET 1 OF 3

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 15 EAST, TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN.

SUBDIVIDER

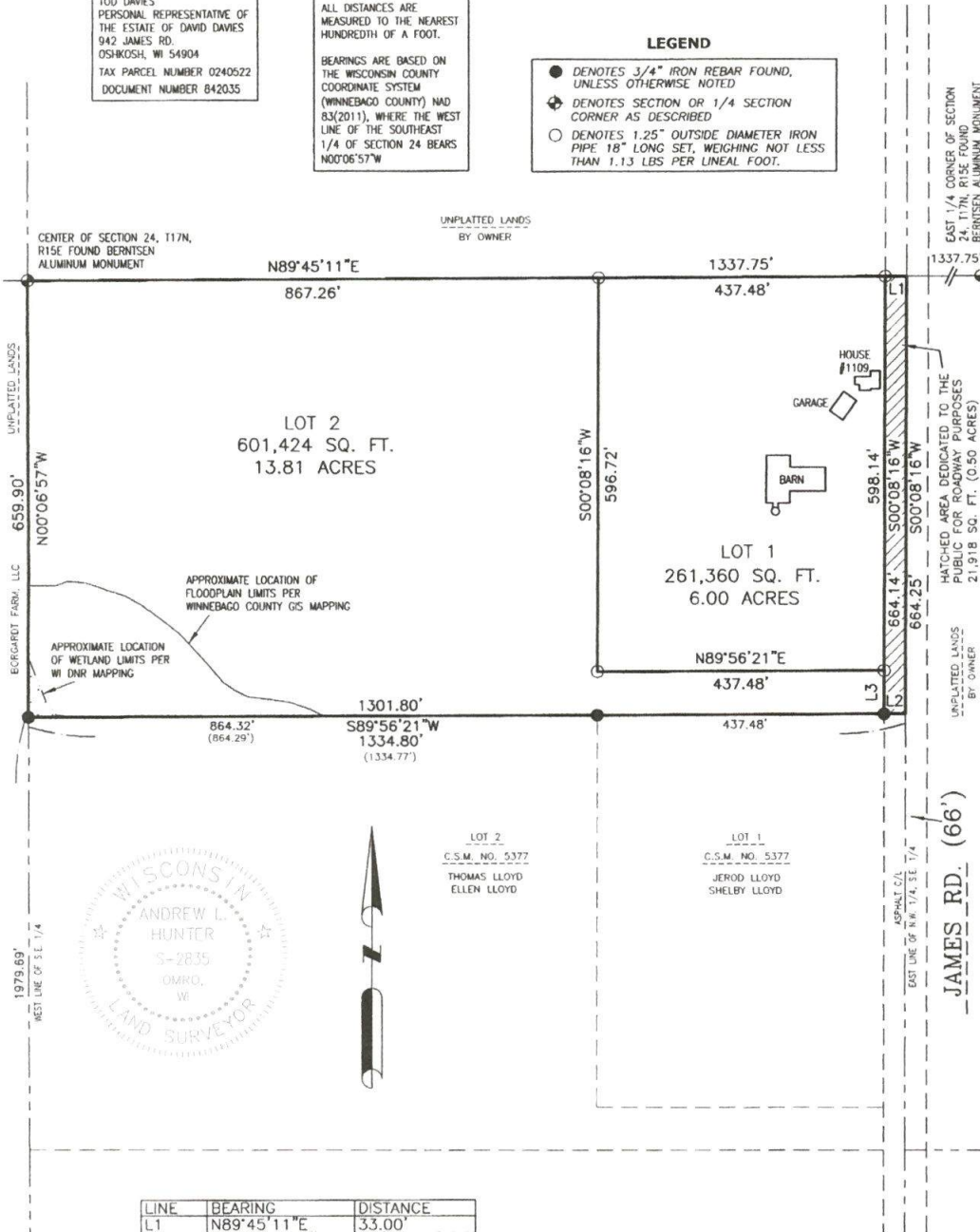
TOD DAVIES
PERSONAL REPRESENTATIVE OF
THE ESTATE OF DAVID DAVIES
942 JAMES RD.
OSHKOSH, WI 54904
TAX PARCEL NUMBER 0240522
DOCUMENT NUMBER 842035

NOTES

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY) NAD 83(2011), WHERE THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 24 BEARS N00°06'57"W

LEGEND

- DENOTES 3/4" IRON REBAR FOUND, UNLESS OTHERWISE NOTED
- ⊕ DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.



LINE	BEARING	DISTANCE
L1	N89°45'11"E	33.00'
L2	S89°56'21"W	33.00'
L3	S00°08'16"W	66.00'



SCALE 1"=200'

4/26/2021
PROJECT 5674
SHEET 1 OF 3
5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744

WISCONSIN
LAND SURVEYING INC.
Professional Service You Can Trust

SOUTH 1/4 CORNER SECTION 24, T17N, R15E FOUND BERTSEN ALUMINUM MONUMENT

EAST 1/4 CORNER OF SECTION 24, T17N, R15E FOUND BERTSEN ALUMINUM MONUMENT

HATCHED AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES 21,918 SQ. FT. (0.50 ACRES)

UNPLATTED LANDS BY OWNER

JAMES RD. (66')

TOWN OF UTICA

Plan Commission Meeting

Agenda

Notice is hereby given that a Town Plan Commission meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

Thursday, June 3, 2021

7:30 pm

1. Call the Meeting to Order
2. Take Roll Call:
Members – Terry Beck, Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting
3. Approve November 5, 2020 Plan Commission Meeting Minutes
4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign
5. Public Forum
6. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.
7. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.
8. Discuss/Recommend to the Town Board:
To hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.
9. Informal Opinions
10. Future Agenda Items
11. Adjournment

Jenny Sonnleitner, Clerk
Posted: 6/1/2021

The Plan Commission meets as needed on the FIRST THURSDAY OF EACH MONTH AT 7:30PM (unless otherwise noted).

All meetings are open to the public. Discussion and action may occur on any of the above agenda items.

Any person wishing to attend who, because of a disability, requires special accommodation, should contact Plan Commission Chairman Tom Thiel at 920-579-3025 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made.

This is a public meeting. As such, all members or a majority of the members of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda.

Posted at: townofutica.org, Town Hall, Co-op, and website. To receive email updates, e-mail the Clerk at utica1730@gmail.com.

TOWN OF UTICA

Plan Commission Meeting ~ Minutes

Thursday, June 3, 2021

7:30 pm

DRAFT

1. Call the Meeting to Order

This meeting was called to order by Chairman Tom Thiel at 7:30pm at the Utica Town Hall; 8 present

2. Take Roll Call:

- A. *Members Present:* Darwin Briggs, Ralph Kalies, Grant Stettler, Tom Thiel, Eric Whiting
- B. *Members Absent:* Terry Beck
- C. *Board Members Present:* Chuck Kuhrt

3. Approve November 5, 2020 Plan Commission Meeting Minutes

Darwin Briggs motions to accept the Minutes as presented, seconded by Eric Whiting. Carried

4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign

5. Public Forum

#6 – Kathy Pashke has no objections.

#7 – Mr. Davies said this will be a brothers/sisters corporation. He is taking 5 acres, the rest is staying the same; just a name change. Walter Whiting suggested to combine parcels together to be 40+ acres and A2, has a parcel of 6 acres with the buildings.

#7 & 8 – Walter Whiting asked why not blend parcels to make a parcel 40+ acres to be A2? There is a parcel of 5 acres with the buildings, add the remaining of the two together to stay A2.

6. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number #024-0245 of 13.49 acres currently zoned A2 into two single-family lots: Lot 1 to be 5.011 acres and Lot 2 to be 8.186 acres, both to be zoned RR. Surrounding land is General Ag and Single-Family Residence use. Property is owned by Craig & Ashly Much 1186 Martin Ave. Fond du Lac, WI 54935.

Darwin Briggs said the parcels are over 2 acres and looks fine to him. Grant Stettler verified zoning to RR from A2.

Tom Thiel motions to change to RR from A2 into two lots; Lot 1 and Lot 2, seconded by Darwin Briggs. Carried

7. Discuss/Recommend to the Town Board to hear testimony for approval of CSM dividing parcel number 024-0522 of 20.00 acres currently zoned A2 into two lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address is 1109 James Road; NW 1/4, SE 1/4 of Section 24, T.17N. - R.15E.

Tom Thiel motions to combine 13.81 acres remaining from 024-0522 with 024-0508 (20 acres) and 024-057 (20 acres) to be zoned A2 (as Lot 2, Lot 1 6 acres), seconded Grant Stettler. Carried

8. Discuss/Recommend to the Town Board to hear testimony for approval of CSM combining parcel number 024-0525 (NE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 and parcel number 024-0531 (SE 1/4, NE 1/4 of Section 25, T.17N. - R.15E) of 40 acres currently zoned A2 into three lots: Lot 1 to be 5.00 acres with the buildings and Lot 2 to be 35.87 acres; the remaining on 024-0525 less 40 acres, all to be zoned RR. Property is owned by Tod Davies/Estate of David Davies 942 James Road Oshkosh, WI 54904. Site Address 4905 County Road N.

Ralph Kalies motions to accept the change suggested (combining the remaining acreage of both parcels after removing 5 acres to Lot 1) and request the Town Board approve. Keep Lot 1 as 5 acres zoned RR, Lot 2 will be combined and remain A2, seconded by Darwin Briggs. Carried

9. Informal Opinions

Mitchell Davies said he has 1.2 acres zoned R1 and his neighbor has 5.27 acres zoned RR that is 'L' shaped and he would like to survey the land that is behind his parcel and add to his lot, buying it from his neighbor. Tom Thiel will research it and check out our maps, typically we don't like to drop parcels out of RR.

James Road could use tree trimming from Clairville Road south to County Road FF. 33' from center of the road is right-of-way which the Town can take care of. If the tree is on the landowner's land, the property owner would be responsible to trim it back. Grant Stettler said the Board can talk about if the trimmer will come through to trim.

10. Future Agenda Items

None

11. Adjournment

Adjourned at 8:12pm

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

Thomas Thiel, Plan Chairman

Jenny Sonnleitner, Clerk & Planning/Zoning Secretary

TOWN OF UTICA

Town Board Meeting ~ Agenda

Monday, June 14, 2021

5:00pm – Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

1. Call the Meeting to Order
2. Pledge of Allegiance
3. CONSENT AGENDA
 - A) Approve May 10, 2021 Town Board Meeting Minutes
 - B) Affidavit of Posting/Publication
 - C) Approve Payment of Bills for June
4. Treasurer's Report for May; BMO Harris Bank
5. Public Forum: *Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board)*
6. Discuss/Act on any Budget Amendments
7. LICENSES – Business/Operator License Renewals: Jasper's Bar, United Cooperative, Utica Golf Club, Wehrmann's
8. American Rescue Plan Act (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: 70,337.27), deadline to apply by June 18, 2021
9. WTA County Meeting for Elected Officials/Town Staff: July 8, 2021; pig roast at 5:30pm, meeting at 6:30pm (RSVP)
10. Winnebago County Board Meeting June 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions.
11. Winnebago County Emergency Training: June 17, 2021 4-7pm (Supervisor Kuhrt & Clerk Sonnleitner attending);
June 18, 2021 9a-12p (Chairman Schmick attending)
12. TOWN HALL
 - A) Lighting: Interior and Parking lot
 - B) American Rescue Plan Act – Broadband Expansion, application deadline July 27, 2021
 - C) Fill cracks in parking lot
13. ROADS
 - A) Bridge/Road Repairs
 - B) Tree trimming along roadsides
 - C) ATV/UTV Routes – updates from Supervisor Stettler from contacting the Club regarding speed complaints
14. BOARD OF APPEALS
 - A) Appoint Marek Potratz for a 3-year term, replacing Robert Potratz
 - B) Reappoint Brian Trebiatowski for a 3-year term
15. PLAN COMMISSION – JUNE 3, 2021 MEETING
 - A) Reappoint Tom Thiel for a 3-year term
 - B) 024-0245: Craig & Ashly Much – 13.49 acres zoned A2 into Lot 1- 5.011 acres and Lot 2- 8.186 acres to be zoned RR
 - C) 024-0522: Tod Davies – 20 acres zoned A2 into Lot 1- 6 acres and Lot 2- 13.81 acres to be zoned RR (upon payment of permits)
 - D) 024-0524/024-0531: Tod Davies – both 40 acres each zoned A2 into Lot 1- 5 acres, Lot 2- 35.87 acres to be zoned RR
16. ITEMS FOR INCLUSION IN NEWSLETTER
 - A) Fisk Fireworks – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com "Fire In The Sky" Fisk Fireworks 2021 account.
 - B) Town Board Meeting – July 12, 2021; 5:30pm at the Utica Town Hall
17. CORRESPONDENCE RECEIVED (Discuss/Act on):
 - A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan 1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer. Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage Prevention Reminder.
18. Adjournment

Jenny Sonnleitner, Clerk Posted: 6/11/2021

Plan Commission Members (5, 1 alternates) (3-year term): Tom Thiel 6/2021 (Chair); Ralph Kalies 7/2021; Terry Beck 11/2021; Grant Stettler 4/2022; Eric Whiting 3/2023; Darwin B riggs 12/2023 / **Rush Lake Steering Committee (3) (3-year term):** Chuck Kuhrt 9/2023 / Kevin Fritz 2/2024 / Mark Davis 5/2024; **Board of Appeals Members (5, 3 alternates) (3-year term):** Robert Potratz 3/2021-6/2021; Brian Trebiatowski 6/2021; Michael Christianson (alternate) 8/2021; Walt Whiting 12/2021; Vicki Williams 5/2022 (Chair), Don Draxler (alternate) 2/2023; Darwin Briggs 6/2023

The Town Board meets regularly the SECOND MONDAY OF EACH MONTH AT 5:30PM (unless otherwise noted). All meetings are open to the public, this is a public meeting. Discussion and action may occur on any of the above agenda items. Any person wishing to attend who, because of a disability, requires special accommodation, should contact Chairman Len Schmick at 920-589-6774 at least twenty four (24) hours before the scheduled meeting time so appropriate arrangements can be made. As such, all members, or a majority of the members, of the Town Board may be in attendance. While a majority of the Town Board members or the majority of any given Town Board Committee may be present, only the above committee will take official action based on the above agenda. Posted at townofutica.org, Town Hall, and Co-op.

TOWN OF UTICA

Town Board Meeting ~ Minutes

Monday, June 14, 2021

5:00pm – Board Review Invoices
5:30pm – Town Board Meeting

Notice is hereby given that a Town Board meeting in the Town of Utica, Winnebago County, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town. The Board can discuss and act on any of the following, except that of the Public Forum.

1. CALL THE MEETING TO ORDER

This meeting was called to order by Chairman Schmick at 7:30pm at the Utica Town Hall.

DRAFT

PRESENT: Chairman Leonard Schmick, Supervisor #1 Chuck Kuhrt, Supervisor #2 Grant Stettler, Clerk Jenny Sonnleitner, Treasurer Emily Hunter; Art Rathjen with Greater Oshkosh; 10 citizens present

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:

- A) APPROVE MAY 10, 2021 TOWN BOARD MTG MINUTES
- B) AFFIDAVIT OF POSTING/PUBLICATION
- C) APPROVE PAYMENT OF BILLS FOR JUNE

Chairman Schmick made a motion to accept the Consent Agenda; seconded by Supervisor Stettler. Carried

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

4. TREASURER'S REPORT FOR MAY; BMO HARRIS BANK

RECEIPTS: \$6013.55; DISBURSEMENTS: \$60,210.96; TOTAL BALANCE: \$298,835.50
TOTAL CASH ON HAND INCLUDING FIRE/EMS ACCOUNT: \$323,773.89

5. PUBLIC FORUM (Opportunity to comment about an Agenda item or new business; say your name & address (no action taken by the Board))

Dave Bradley mentioned Peppel Lane is not being mowed all the way to the end, needs to go back to the tower. Chairman Schmick will contact the County again. Semis are hitting the tree branches on the north side of the road on Bradley Ave, the trees need to get trimmed; also the trees on Hay Road could be trimmed back, buckthorn is growing out. Chairman Schmick will contact the County about this too.

Chairman Schmick mentioned to go to the Plan Commission Agenda items next so the residents present can get taken care of right away.

6. DISCUSS/ACT ON ANY BUDGET AMENDMENTS

No amendments needed

7. LICENSES – BUSINESS/OPERATOR LICENSE RENEWALS: JASPER'S BAR / UNITED COOPERATIVE / UTICA GOLF CLUB / WEHRMANN'S

Chairman Schmick motions to accept the licenses for Jasper's Bar, United Cooperative, Utica Golf Club, also Wehrmann's and Operator Licenses, seconded by Supervisor Stettler. Carried

8. AMERICAN RESCUE PLAN ACT (ARPA) – Town of Utica \$140,674.54 (2021: \$70,337.27 / 2022: \$70,337.27), deadline to apply by June 18, 2021

Chairman Schmick said to apply for the grant, it is worth applying for, though we don't know how we can spend it. Supervisor Stettler motions to apply for the American Rescue Plan Act of Utica's part of \$140,674.54, seconded by Chairman Schmick. Carried

9. WTA COUNTY MEETING FOR ELECTED OFFICIALS/TOWN STAFF: JULY 8, 2021; PIG ROAST 5:50PM, MEETING 6:30PM (RSVP)

Clerk Sonnleitner plans to attend, as well as Supervisor Kuhrt and Chairman Schmick.

10. WINNEBAGO COUNTY BOARD MEETING JUNE 15, 2021: Potentially decrease 36 to 28. Looking for Town opinions

Supervisor Kuhrt said Winnebago does have one of the largest County Boards in the state. Could be times a seat is vacant and has a tough time finding someone to fill it. Chairman Schmick said if we need to know, should attend the meeting.

11. WINNEBAGO COUNTY EMERGENCY TRAINING: JUNE 17, 2021 4-7PM (Supervisor Kuhrt & Clerk Sonnleitner Attending); JUNE 18, 2021 9A-12P (Chairman Schmick attending)

12. TOWN HALL

A) LIGHTING: INTERIOR AND PARKING LOT

Supervisor Stettler said the electrician is having a hard time scheduling a time with the contractor.

B) AMERICAN RESCUE PLAN ACT – BROADBAND EXPANSION, APPLICATION DEADLINE JULY 27, 2021

Clerk Sonnleitner read an email that Governor Evers announced \$100 million investment in Broadband expansion using the ARPA funding. Chairman Schmick said to table until next time until we get more information.

C) FILL CRACKS IN PARKING LOT

Chairman Schmick talked with Dan at the County. Bonnieview Road should get paved on Wednesday and will take care of the parking lot since the machine will be in the area.

13. ROADS

A) BRIDGE/ROAD REPAIRS

Chairman Schmick said Bonnieview Road will be worked on this week and saving money to repair the bridges.

B) TREE TRIMMING ALONG ROADSIDES

Chairman Schmick said the County will take care of that for us. Supervisor Stettler mentioned James Road that comes out on County Road FF near the Davies farm. Trees are hitting the combine. This may be the maintenance line with Town of Nekimi and will talk with Nekimi. Chairman Schmick will ride over there to see what area is in need of trimming.

C) ATV/UTV ROUTES – UPDATES FROM SUPERVISOR STETTLER FROM CONTACTING THE CLUB REGARDING SPEED COMPLAINTS

Supervisor Stettler talked with a couple members in the club and were surprised there are issues, no other complaints in other townships. Chairman Schmick said some speed limit signs were put up.

14. BOARD OF APPEALS

A) APPOINT MAREK POTRATZ FOR A 3-YEAR TERM, REPLACING ROBERT POTRATZ

Chairman Schmick motions to appoint Marek, seconded by Supervisor Stettler. Carried

B) REAPPOINT BRIAN TREBIATOWSKI FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Brian, seconded by Supervisor Stettler. Carried

15. PLAN COMMISSION – JUNE 3, 2021 MEETING AT 7:30PM

A) REAPPOINT TOM THIEL FOR A 3-YEAR TERM

Chairman Schmick motions to reappoint Tom for another 3 year term, seconded by Supervisor Stettler. Carried

B) 024-0245: CRAIG & ASHLY MUCH – 13.49 ACRES ZONED A2 INTO LOT 1- 5.011 ACRES AND LOT 2- 8.186 ACRES TO BE ZONED RR

Supervisor Stettler motions to approve the recommendation by the Planning/Zoning to accept that, seconded by Chairman Schmick. Carried

C) 024-0522: TOD DAVIES – 20 ACRES ZONED A2 INTO LOT 1- 6 ACRES AND LOT 2- 13.81 ACRES TO BE ZONED RR (upon payment of permits)

Chairman Schmick motions to approve, was recommended by the Zoning, seconded by Supervisor Stettler. Supervisor Kuhrt thought combining the 20 with another 20. Tom Thiel said we cannot do that because a road goes through. Carried

D) 024-0524/024-0531: TOD DAVIES – BOTH 40 ACRES EACH ZONED A2 INTO LOT 1- 5 ACRES, LOT 2- 35.87 ACRES, REMAINING ZONED RR

Supervisor Kuhrt land is taxed by land use, no matter how it is zoned, was wondering why we needed to combine parcels to make 40+ acres. Supervisor Kuhrt motions to accept as presented, seconded by Chairman Schmick. Carried

Davies did pay the permit fee

Clerk Sonnleitner does not have an Original CSM to sign for the Much property. Craig will contact the surveyor.

16. ITEMS FOR INCLUSION IN NEWSLETTER

A) FISK FIREWORKS – July 3, 2021 at dusk. Can drop off a check payable to Fireworks Warehouse or cash at 5678 Fisk Ave. Oshkosh, WI 54904: Mike, Joyce, Betsy, Howard Christianson or to GoFundMe.com "Fire In The Sky" Fisk Fireworks 2021 account.

B) TOWN BOARD MEETING – July 12, 2021; 5:30pm at the Utica Town Hall

17. CORRESPONDENCE RECEIVED:

A) WI Towns Association Monthly Newsletter Online; Building Permits: Shambles 1898 Imperial Rd, King 5943 St Rd 91, Egan 1267 Williams Rd, Krause 1777 Crown Dr; Land Transfer; Oshkosh Public Library Meeting Minutes 4/29/21; WE Energies Damage Prevention Reminder.

Clerk Sonnleitner mentioned we receive the Oshkosh Public Library Meeting Minutes, believe previous Chairman Hinz requested those. Asking if the Board wants the Minutes or if Clerk should tell the Oshkosh Public Library to save a stamp and they don't need to send the Town their Minutes. Board agreed to save a stamp and no need to send their Minutes.

18. ADJOURNMENT

Adjournment 5:55pm

Jenny Sonnleitner, Clerk

Leonard Schmick – Chairman		Emily Hunter – Treasurer	
Chuck Kuhrt – Supervisor #1		Jenny Sonnleitner - Clerk	
Grant Stettler – Supervisor #2			

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information please contact the clerk or a town board member."

Resolution

Date: _____

To the Board of Supervisors of Winnebago County, Wisconsin:

Amendatory Ordinance

Whereas, it is desirable to amend the Zoning Ordinance and the Zoning Map of the Town of Utica in accordance with the petition of Tod Davies/Estate of David Davies;

Whereas said request is in compliance with the adopted Winnebago County Land Use Plan.

Now, therefore, the County Board Supervisors of Winnebago County do ordain that the Zoning Ordinance and the Zoning Map of the Town of Utica, be and the same, are amended to provide that the attached described property be changed from the classification of One (1) parcel zoned A2 of said ordinance, which it now and heretofore had, to the zoned district to create 2 lots: Lot 1 to be 6.00 acres and Lot 2 to be 13.81 acres, both to be zoned RR.

County Board Supervisor
(Town of Utica)

Parcel Nos: 024-0522

County Disclaimer:

County Board approval does not include any responsibility for County liability for the legality or effectiveness of the Town Zoning Amendment or the Town Zoning Ordinance.

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 2021.

Jon Doemel

County Board Supervisory District