

TO THE WINNEBAGO COUNTY BOARD SUPERVISORS

Your Planning and Zoning Committee begs leave to report:

WHEREAS, it has reviewed the Petition for Zoning Amendment 12-ZC-010 filed with the County Clerk by:

John & Cathy Davel, Town of Menasha
and referred to the Planning and Zoning Committee on June 19, 2012 and

WHEREAS, a Public Hearing was held on June 26, 2012, pursuant to mailed and published notice as provided by as on the following:

PROPERTY INFORMATION:

Owner(s) of Property: John & Cathy Davel Applicant(s): Same
Location of Premises Affected: 1811 Racine St Tax Parcel No.: 008-0055-04(p)

Legal Description: Being a part of the NW 1/4 of the SW 1/4, Section 2, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin.

Sewer: Existing Required Municipal Private System
Overlay: Microwave Airport SWDD
 Shoreland Floodplain Wetlands

WHEREAS,
Applicant is requesting a rezoning to B-3 (General Business –chapter 17)

And

WHEREAS, we received notification from the Town of Menasha recommending Approval

And

WHEREAS, your Planning and Zoning Committee, being fully informed of the facts, and after full consideration of the matter, making the following findings:

1. Town of Menasha has approved. Town has right of denial per terms of zoning ordinance.
2. Town findings for approval were as follows:
 - a. Applicants are requesting a rezoning from B-2 (community business) to B-3 (general business) of a portion of their lot at 1811 Racine St.
 - b. Applicant wants to sell this portion of his lot to the adjacent property owners at 505 Valley Rd.
 - c. 1811 Racine St is zoned B-2 and 505 Valley Rd is zoned B-3.
 - d. Portion of the lot at 1811 Racine St will be combined with 505 Valley Rd needs to be rezoned to B-3 to avoid dual zoning.
 - e. CSM adjusting the property lines has not yet been approved by the Town or Winnebago County.
 - f. Rezoning would temporarily create dual zoning on 1811 Racine St until the CSM is approved and recorded.
 - g. Town of Menasha Planning Commission reviewed the item at the June 20, 2012 meeting, and recommended approval of the rezoning of a portion of 1811 Racine St from B-2 to B-3 with the provision that Winnebago County delay acceptance of the rezoning until the CSM adjusting the property lines is submitted and approved by both Town and County.
3. There were no objectors.
4. Proposed use is compatible with adjacent uses.
5. Proposed zoning change will place entire parcel within one zoning district.
6. Zoning Change is required as a condition of CSM approval and will place development in appropriate zoning district.
7. Property is not in a transition area as identified on the adopted Winnebago County Farmland Preservation Plan.

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending **Approval with an effective date to be upon the recording of the CSM, but in no case later than 6 months after the date of approval of the zoning change by the Winnebago County Board of Supervisors.** 4-0-1 (excused: Sievert)

AND BE IT FURTHER RESOLVED, by the Winnebago County Board of Supervisors, that the enclosed Ordinance is hereby **[ADOPTED] OR [DENIED]**.

AMENDATORY ORDINANCE # 07/02/12

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 12-ZC-010 as follows:

Being a part of the NW 1/4 of the SW 1/4, Section 2, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin.

FROM: B-2 (Community Business Dist –chapter 17)

TO: B-3 (General Business –chapter 17)

Adopted/ Denied this _____ day of _____, 20____

David Albrecht, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

APPROVED BY WINNEBAGO COUNTY EXECUTIVE THIS _____ DAY OF _____, 20_____ .

Mark Harris
County Executive

County Board Supervisory district **26**

Application # 12-ZC-010

Date of Hearing:

June 26, 2012

Owner(s):

Davel, John & Cathy

Subject Parcel(s):

008005504(P)



Winnebago County
WINGS Project

Scale
1 inch : 300 feet

Chapter 23 Zoning Districts

R-1	PDD	B-1	I-1	M-1
R-2	R-3	B-2	I-2	
R-3	A-1	B-3		
R-4	A-2			

Chapter 17 Zoning Districts

R-1	MH-1	B-1	B-4
R-2	A-1	B-2	B-5
R-3	A-2	B-3	M-1
R-4	A-2 (ADO)	B-3(HB)	M-2
R-5	P-1	B-3 (HB-AEO)	EXT

INCORPORATED AREA



Application #12-ZC-010

Date of Hearing:

June 26, 2012

Owner(s):

Davel, John & Cathy

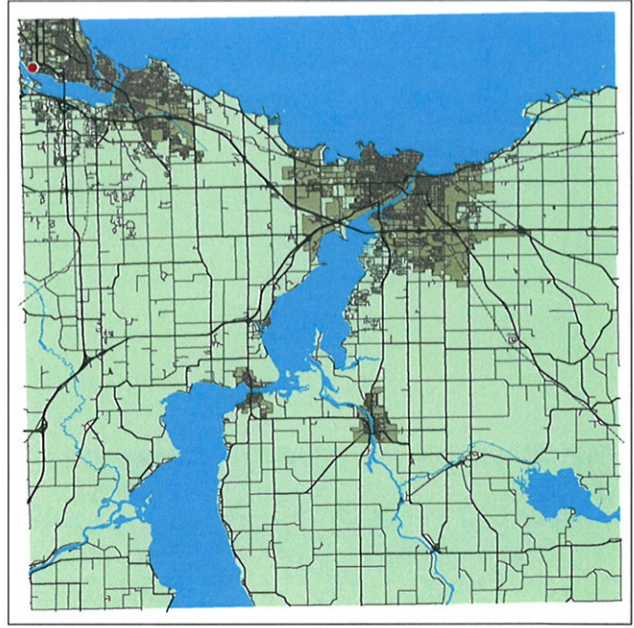
Subject Parcel(s):

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Winnebago County
WINGS Project

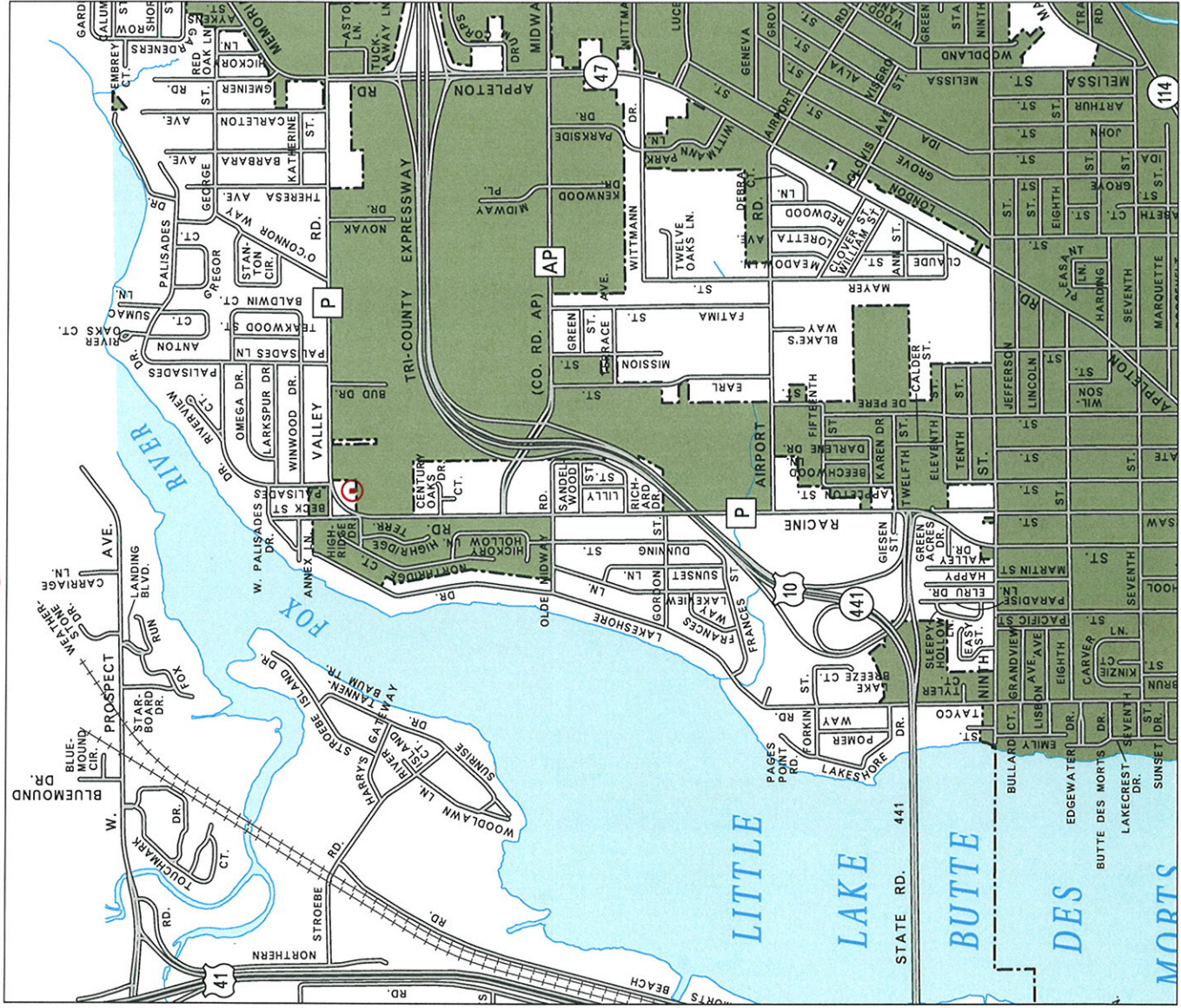


● = SITE



WINNEBAGO COUNTY

○ = SITE



Scale 1 inch : 2000 feet