

ZONING MAP AMEDEMMENT/ ZONING CHANGE

POST STAFF REPORT

Friday, July 7th, 2017

Applicable Ordinance:

☒ Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"

Number Letter
1 The Town of ALGOMA has APPROVED

	Town action is advisory due to shoreland jurisdiction. (double click and choose "checked")
X	Town has right of approval or denial per terms of zoning ordinance. (double click and choose "checked")

2 Town findings for Approval were as follows:
X Town Does have an adopted land use plan.
X Action Does agree with Town adopted Town plan.
1. An exception was granted to Town of Algoma Chapter 225 Land Development - 59 Design Standards P. Lots (a) to allow a driveway to lot 2 and a driveway to lot 3 rather than the shared driveway.
X

X There were no objections.
There were objections to...
X Proposed use Is compatible with adjacent uses.
X Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

Number the following items if the property is within the A-1/Farmland Preservation Plan:

Such land is better suited for a use not otherwise allowed in the A-1 district.
The amendment is consistent with the county's comprehensive plan.
The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

RECOMMENDATION:

X APPROVAL
DENIAL

APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

CONDITIONAL USE
POST STAFF REPORT
Friday, July 7th, 2017

Applicable Ordinance

X

Chapter 23: "The following findings have been made in accordance with section 23.7-114"

Chapter 27: "The following findings have been made in accordance with section 27.6-7(c)"

Number

Letter

1

The Town of ALGOMA has.

a) Approved

Town action is advisory due to shoreland jurisdiction.

Town has right of denial per terms of zoning ordinance.

X Town may approve, approve with conditions, or deny in non-shoreland area.

Town findings for Approval were as follows:

There were no objections.

X There was objection to... a personal storage facility because of increased traffic, crime potential, safety and the lowering of property values. Reasons were not substantiated with facts.

X Proposed use compatible with adjacent uses.

Number the following items if the property is within the A-1/Farmland Preservation Plan:

Ch. 23: The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.

Ch. 23: The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.

Ch. 23: The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

Ch. 23: The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.

Ch. 23: The use does not substantially impair or limit the current or future agricultural use of other protected farmland.

Ch. 23: Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

RECOMMENDATION

X

APPROVAL

DENIAL

APPROVAL with the following conditions:

Approval not as requested

Approval not as requested with conditions

Conditions

TOWN:

1. NONE

COUNTY:

1. All special standards in Chapter 23, Article 8, Division 9, Section 23.8-402 of the Winnebago County Town/County Zoning Code shall be met,
2. All buffer yards and landscaping requirements in Chapter 23, Article 9 of the Winnebago County Town/County Zoning Code shall be met.
3. All the requirements of Chapter 23, Article 15 of the Winnebago County Construction Site Erosion Control and Stormwater Ordinance shall be met.

Property Owner: Harrison Sturgis
Parcel Number: 010-0199
Special Exception #: 17-SE-04

SPECIAL EXCEPTION
POST STAFF REPORT

EXPLANATION: The owner/applicant is requesting a special exception to gravel parking areas and place gravel travel-ways around personal storage units in as opposed to using concrete or asphaltic concrete.

TOWN RECOMMENDATION: There was no response from the Town of Neenah.

PRELIMINARY FINDINGS:

1. Subject site will consist of approximately 10.5 acres adjacent to commercial, industrial, residential and agricultural zoning districts.
2. Future land use surrounding the subject property is industrial.
3. Subject site is adjacent to property containing mapped wetlands and field delineated wetlands to the West and County Rd CB to the East.
4. Self storage facilities with gravel parking areas referenced in application were subject to the previous county zoning ordinance with no requirement to use concrete or asphaltic concrete for parking areas.
5. Gravel is considered an impervious surface as well as concrete or asphaltic concrete.
6. Subject property is substantially larger than other self storage facilities referenced in application and development will have more impact on subject property.
7. There are no unique circumstances that would warrant the granting of a special exception.
8. Costs associated with development alone do not justify the granting of a special exception.
9. The granting of a special exception would not be in keeping with the overall intent of the Winnebago County Town/County Zoning Code.

OTHER INFORMATION:

RECOMMENDATION:	
	APPROVAL
X	DENIAL
	APPROVAL with the following conditions:

RECOMMENDED CONDITIONS:

CONDITIONAL USE
POST STAFF REPORT
Friday, July 7th, 2017

Applicable Ordinance

<input checked="" type="checkbox"/>	Chapter 23: " <i>The following findings have been made in accordance with section 23.7-114</i> "
<input type="checkbox"/>	Chapter 27: " <i>The following findings have been made in accordance with section 27.6-7(c)</i> "

Number	Letter
<u>1</u>	The Town of NEENAH has. a) Not Responded

- Town action is advisory due to shoreland jurisdiction.
Town has right of denial per terms of zoning ordinance.
X Town may approve, approve with conditions, or deny in non-shoreland area.

Town findings for Approval were as follows:

- X There were no objections.
There was objection to...
X Proposed use is compatible with adjacent uses.

Number the following items if the property is within the A-1/Farmland Preservation Plan:

Ch. 23: The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.

Ch. 23: The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.

Ch. 23: The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

Ch. 23: The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.

Ch. 23: The use does not substantially impair or limit the current or future agricultural use of other protected farmland.

Ch. 23: Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

RECOMMENDATION

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

Conditions**TOWN:**

1. No light from property trespasses on adjacent properties.
2. Nuisance of dust from the property is managed properly.
3. A privacy fence be required on the south side and east side the self-storage property.
4. The landscape plan and stormwater plan are reviewed and approved prior to construction of the self-storage units.

COUNTY:

1. All special standards in Chapter 23, Article 8, Division 9, Section 23.8-402 of the Winnebago County Town/County Zoning Code shall be met,
2. All buffer yards and landscaping requirements in Chapter 23, Article 9 of the Winnebago County Town/County Zoning Code shall be met.
3. All the requirements of Chapter 23, Article 15 of the Winnebago County Construction Site Erosion Control and Stormwater Ordinance shall be met.
4. All parking requirements of Chapter 23, Article 11 of the Winnebago County Town/County Zoning Code shall be met.
5. Security fencing shall have a minimum height of 6-ft but shall not exceed 10-ft.