

Ed Sypek
026-0661-08-01
2016-ZC-3650

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter
1	The Town of VINLAND has approved.

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

x	Town findings for Approval were as follows:
	a Town Does have an adopted land use plan.
	b Action Does agree with Town adopted Town plan.
2	There were no objections.
	There were objections to...
3	Proposed use Is compatible with adjacent uses.
4	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

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

David Voss
032-0725, 032-0725-06 & 032-0730-26
2016-XC-3670

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter
1	The Town of WOLF RIVER has approved.

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

x	Town findings for Approval were as follows:
	<u>a</u> Town Does have an adopted land use plan.
	<u>b</u> Action Does agree with Town adopted Town plan.
	<u>c</u> No objection from neighboring property owners.
	<u>d</u> Eliminates dual zoning.
2	There were no objections.
	There were objections to...
3	Proposed use Is compatible with adjacent uses.
4	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

SKIPPER BEAL ESTATE
002-0086-01-02
002-0085-01
2016-CU-3680

CONDITIONAL USE
POST STAFF REPORT

Applicable Ordinance

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

Number	Letter
<u>1</u>	The Town of ALGOMA has approved.

X Town action is advisory due to shoreland jurisdiction.

	Town findings for Approval were as follows:
2	There were no objections. There was objection to...
3	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

<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: None

COUNTY: 1. Heavy vehicle sales and rental is limited to the sales and rental of watercraft only.
2. Use of the community center shall be limited to patrons of the marina and their guests only. Use shall not be available to the general public.

Linda Wecholz
012-0250-01
2016-ZC-3690

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter
1	The Town of NEKIMI 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")

x	Town findings for Approval were as follows:
	a Town Does have an adopted land use plan.
	b Action Does agree with Town adopted Town plan.
2	There were no objections.
	There were objections to...
3	Proposed use Is compatible with adjacent uses.
	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

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

<input checked="" type="checkbox"/>	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter
<u>1</u>	The Town of NEKIMI has approved excepting parcels 012-0176, 012-0177, 012-0205 and 012-0210

	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")

	Town findings for Approval were as follows:
	<u>a</u> Town Does have an adopted land use plan.
	<u>b</u> Action Does agree with Town adopted Town plan.
	<u>c</u> The Town approves zoning map amendment excluding four parcels 012-0176, 012-0177, 012-0205 and 012-0210
	There were no objections.
2	There were objections to re-zoning to I-1 because of uncertain future of the properties being re-zoned.
3	Proposed use Is compatible with adjacent uses.
	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 excepting parcels 012-0176, 012-0177, 012-0205 and 012-0210
	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