

ZONING MAP AMEENEMENT/ 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 OMRO has not responded.

	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 No Response were as follows:
 Town N/A have an adopted land use plan.
 Action N/A 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

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
1	The Town of RUSHFORD has. a) Approved

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

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| 2 | There were no objections. |
| 3 | There was an objection to potential flooding and fish. |
| | 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: None.

COUNTY:

1. An Erosion Control Permit must be obtained by the Winnebago County Planning & Zoning Department prior to construction.
2. Slope shall be at a maximum of a 3:1 ratio.

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 WINCHESTER has approved.

<input checked="" type="checkbox"/>	Town action is advisory due to shoreland jurisdiction. (double click and choose "checked")
<input type="checkbox"/>	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:
1. The requested zoning change is compatible with adjacent uses.

3 There were no objections.

4 There were objections to potential flooding due to fill and an increase in traffic.

4 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:

☒ **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

Staff Notes

OWNER: NA
APPLICANT: Winnebago County Planning & Zoning Committee
RE: Winnebago County Zoning Code Text Amendments

- 1) Towns of Clayton, Neenah, Nekimi, Poygan, Rushford, Utica, Winneconne, and Winchester have approved.
- 2) The Town of Wolf River disapproved.
- 3) The Towns of Black Wolf, Algoma, Omro, Menasha, Oshkosh, & Nepeuskun did not respond.
- 4) The Town of Vinland took no action.
- 5) Amendments are necessary to keep the ordinance up to date with current issues in Winnebago County.
- 6) Amendments are a requirement of the Department of Agriculture, Trade, and Consumer Protection for State certification of the County's Zoning Ordinance.

RECOMMENDATION: APPROVAL