

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-019 filed with the County

Clerk by:

Mary Lou Jones & Yvonne Schumacher, Town of Nekimi
and referred to the Planning and Zoning Committee on December 18, 2012 and

WHEREAS, a Public Hearing was held on December 19, 2012, pursuant to mailed and published notice as provided by as on the following:

PROPERTY INFORMATION:

Owner(s) of Property: Mary Lou Jones & Yvonne Schumacher

Applicant(s): WIS DOT - Dennis Rhodes

Location of Premises Affected: W of 1436 State Rd 26

Legal Description: Being a part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SW 1/4, Section 16, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Tax Parcel No.: 012-0277-02 & 012-0271

Sewer:	<input type="checkbox"/> Existing	<input type="checkbox"/> Required	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private System
Overlay:	<input type="checkbox"/> Microwave	<input type="checkbox"/> Airport	<input type="checkbox"/> SWDD	
	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Wetlands	

WHEREAS,

Applicant is requesting a rezoning to M-1 (Light Industrial & Office Dist)

And

WHEREAS, we received notification from the Town of Nekimi recommending Approval for parcel 012-0277-02 and has recommended denial for parcel 012-0271

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 Nekimi has approved for tax parcel 012-0277-02 & disapproved for tax parcel 012-0271. Town has right of denial per terms of zoning ordinance.
2. Town findings for approval and denial were as follows: a) Town does have an adopted land use plan. b) Action does agree with Town adopted Town plan c) Board feels that for parcel 012-0277-02 there is a proposed industrial usage for the property. For parcel 012-0271, nothing has been proposed to the township with the previous CSM and CUP subitted earlier this year.
3. There was one objection to the zoning change. The objection was based on increased traffic, hours of operation, and drainage and property value concerns
4. Proposed use is compatible with adjacent uses.
5. Such land is better suited for a use not otherwise allowed in the A-1 district.
6. The amendment is consistent with the county's comprehensive plan.
7. The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

NOW THEREFORE BE IT RESOLVED, that this committee hereby reports our findings for your consideration and is hereby recommending Approval for tax parcel 012-0277-02, 4-0-1 (Brennand – abstained) and Denial for parcel 012-0271, 4-0-1 (Brennand - abstained)

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

For the Planning and Zoning Committee

AMENDATORY ORDINANCE # 01/01/13

The Winnebago County Board of Supervisors do ordain Zoning Amendment # 12-ZC-019 as follows:

Being a part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SW 1/4, Section 16, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

FROM: A-1 (Agri-Business Dist)

TO: M-1 (Light Industrial & Office Dist)

Adopted/ Denied this _____ day of _____, 20____

David Albrecht, Chairperson

ATTEST:

Susan T. Ertmer, Clerk

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

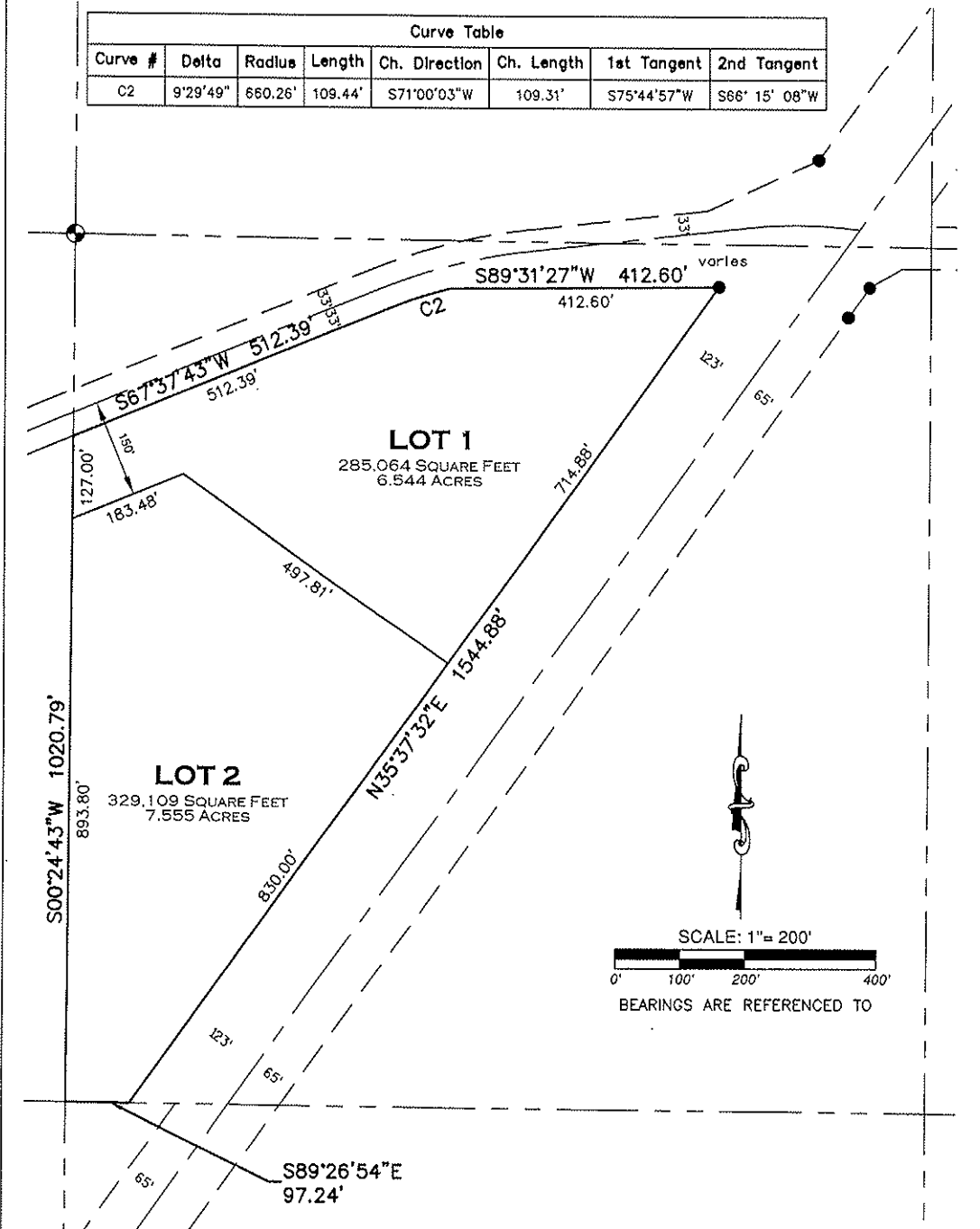
Mark Harris
County Executive

County Board Supervisory district 32

CERTIFIED SURVEY MAP

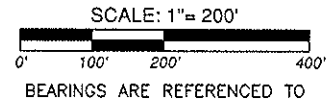
PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16
T17N, R16E, TOWN OF NEKIMI, WINNEBAGO COUNTY, WISCONSIN.

Curve Table							
Curve #	Delta	Radius	Length	Ch. Direction	Ch. Length	1st Tangent	2nd Tangent
C2	9°29'49"	660.26'	109.44'	S71°00'03"W	109.31'	S75°44'57"W	S66° 15' 08"W



LEGEND

- Existing 1"Ø Iron Pipe,
- Set 1" x 18" Iron Pipe weighing 1.38 lbs./lin. ft.
- ⊕ Recorded County Monument
- ⊕ Set Cut Cross
- () Previously recorded bearing or distance



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 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 4664 GOLDEN POND PARK COURT
 HOBART, WI 54155
 INTERNET: www.releainc.com
 PHONE: (920) 662-9641
 FAX: (920) 662-9141

Application #12-ZC-019

Date of Hearing:

December 19, 2012

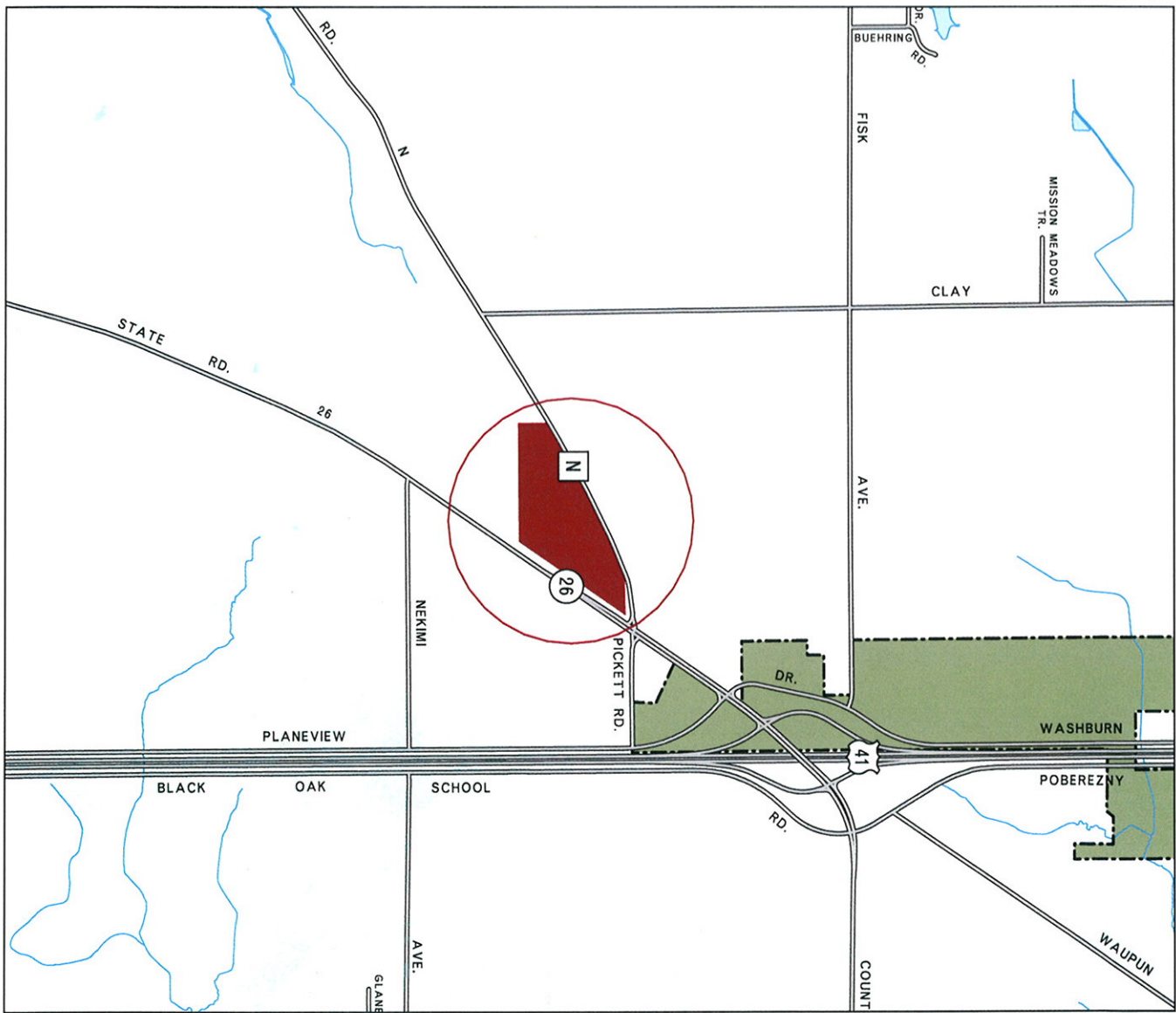
Owner(s):

Jones, Mary Lou & Schumacher, Yvonne

Subject Parcel(s):

01202271 & 0120227702

○ = SITE

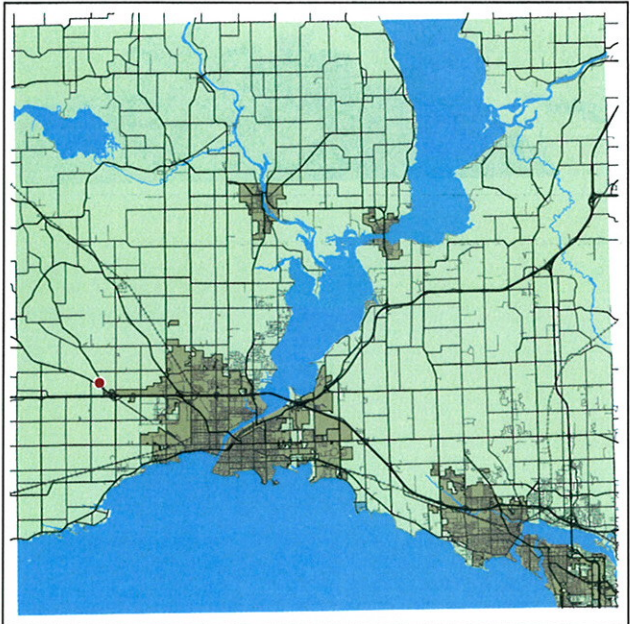


Scale 1 inch : 2000 feet



Winebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY

Application # 12-ZC-019

Date of Hearing:

December 19, 2012

Owner(s):

Jones, Mary Lou &
Schumacher, Yvonne

Subject Parcel(s):

0120271 & 012027702



Winnebago County
WINGS Project

Scale

1 inch : 500 feet

Chapter 23 Zoning Districts

	R-1		PDD		B-1		I-1
	R-2		R-8		B-2		I-2
	R-3		A-1		B-3		M-1
	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 (ADD)		B-3 (HB)		M-2
	R-5		P-1		B-3 (HB-AEO)		EXT

INCORPORATED AREA

