

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 BLACK WOLF has Not Responded

X	Town action is advisory due to shoreland jurisdiction.
	Town has right of approval or denial per terms of zoning ordinance.

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

No Response.

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 AMENDEMENT/ 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 Approved

	Town action is advisory due to shoreland jurisdiction.
X	Town has right of approval or denial per terms of zoning ordinance.

Town findings for Approval were as follows:

Town Does have an adopted land use plan.

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

1. The requested zoning map amendment does agree with the adopted plan.
2. the zoning is compatible with the Future Land Use Plan map and compatible with zoning of neighboring parcels which is generally A-R, R-1, and R-2, and is consistent with the original zoning on this parcel.

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 NEKIMI has. a) Approved

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.

Town findings were as follows: Approval

1. The Town Board agrees with above. Applicant should obtain required building permits from the Town.

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | There were no objections. |
| | There was objection to... |
| <input checked="" type="checkbox"/> | 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. All Town and County permits shall be issued prior to construction.

Property Owner: James Dietzler
Parcel Number: 002-0259-25
Special Exception #: 18-SE-01

SPECIAL EXCEPTION
POST STAFF REPORT

EXPLANATION: The owner/applicant is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

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

PRELIMINARY FINDINGS:

1. There were no objections.
2. Propose special exception meets ordinance requirements allowing an accessory use on a vacant lot.
3. Proposed special exception meets the intent of Section 23.8-45 "Establishment of an accessory land use prior to establishment of a principal use", and Section 23.7-214, "Basis of Decision", in totality.

OTHER INFORMATION:

RECOMMENDATION:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | APPROVAL |
| <input type="checkbox"/> | DENIAL |
| <input checked="" type="checkbox"/> | APPROVAL with the following conditions: |

RECOMMENDED CONDITIONS:

1. Tax parcel 002-0259-25 shall be deed restricted to tax parcel 002-1399 for the lifetime of the proposed garage.
2. Deed restriction shall be recorded with the register of deeds prior to the issuance of any permits.