

CONDITIONAL USE
POST STAFF REPORT

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
1	The Town of POYGAN has. a) Approved With Conditions

X Town action is advisory due to shoreland jurisdiction.

	Town findings were as follows: Approval
X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

The property is not within the A-1/Farmland Preservation District

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:

- The North and West sides of the Pond will have a 3 foot berm approximately 130 feet in total length.
- There will be a 1 foot berm on the North and West property Boundaries for the purpose of retaining any overflow water.
- Place drain tile and fill into the existing East-West ditch across the property, and run the sump pump from the home to the drain tile leading to the pond.

COUNTY:

- All conditions imposed by the Town of Poygan.
- A Winnebago County Zoning Permit and Erosion Control Permit are required.

Applicant: LANG, DENNIS
Parcel Number: 030-0064 (P)
Planned Development District #: 2019-PDD-5080

PLANNED DEVELOPMENT DISTRICT
POST STAFF REPORT

"The following findings have been made in accordance with Section 23.7-68"

The Town of WINNECONNE has Not Responded.

Town action is advisory due to shoreland jurisdiction.

There were objections that the proposal would, increase run off due to impervious surfaces, lots may increase difficulties in snow removal and property value changes due to aesthetics of offsite garages.

Staff Recommendation:

APPROVAL with the following conditions

Proposed Use is compatible with adjacent uses.

County Conditions:

1. The property owner's shall file an agreement and deed restriction with the register of deeds for Winnebago County, that prohibits the sale of the lot with the off-site residential garage separately from the lake front lot to which it is associated.
2. The garage parcels shall not contain a structure used for human habitation.
3. All garages shall be of conventional wood-frame, metal-frame, or masonry construction.

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)"
---	---

Number	Letter	
1		The Town of WINNECONNE has Not Responded

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

	There were no objections.
X	There were objections.
X	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

<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

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

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

Number	Letter	
1		The Town of CLAYTON has Not Responded

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

X		There were no objections.
		There were objections to...
X		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

<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