

ZONING MAP AMENDEMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

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 NEKIMI has approved

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

- 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

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

CONDITIONAL USE
POST STAFF REPORT

Applicable Ordinance

- Chapter 23: "The following findings have been made in accordance with section 23.7-114"
- Chapter 27: "The following findings have been made in accordance with section 27.6-7(c)"

Number Letter
1 **The Town of OMRO has approved**

Town may approve, approve with conditions, or deny in non-shoreland area.

Town findings for Approval were as follows:

- 2** **There were no objections.**
There was objection to...
- 3** **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

- APPROVAL
- DENIAL
- APPROVAL with the following conditions:**
- Approval not as requested
- Approval not as requested with conditions

Conditions

TOWN: 1) No storage north of building. 2) Outside storage is intended for motorized equipment but parts will be contained in the screened areas or east of the building. 3) All current regulations will be followed. 4) The permit will be reviewed in the event of a change of the nature of the business or sale of the business or sale of the property. 5) The Conditional Use Permit will be recorded with the deed in the Register of Deeds Office.

COUNTY: 1) Ingress and egress of all vehicular traffic shall be limited to the two access points off from Sand Pit Rd only.

2) Conditional use permit shall be reviewed by Planning and Zoning Committee two years from approval date.

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

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 WOLF RIVER 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")

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:

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