



Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

MEMO FOR P & Z COMMITTEE AGENDA OF May 6th, 2022

FM: Brian P. O'Rourke, AICP – Land Use Planner

RE: Preliminary Plat Approval – Second Addendum to Willow Land Condominium

Applicant: David Sturm

Owner: David Sturm

Location of Property: South of 9251 Willow Lane, & West of 9213 Willow Lane, Town of Wolf River

Existing Use: Single Family Residential with an overlay of a Planned Development District (PDD)

Proposed Use: Single Family (R-2) and Two Family (R-3)

Current Zoning: Planned Development District (PDD)

Adjacent Zoning: A-2 (General Agriculture) A-1 (Agribusiness) & R-1 (Rural Residential)

Comments

1. Development is compatible with adjacent development.
- 2.. Proposed development is in compliance with the Winnebago County Comprehensive Future Land Use Plan and the Winnebago County Land Division Ordinance.

Recommendation

Recommend approval subject to the following condition(s):

1. Final plat shall constitute the entire area of the preliminary plat.
2. Final plat to clearly show all current owners name, corporation title where applicable, and/or corporate name. Name(s) to be clearly shown underneath the signature line(s).
3. Final plat to be reviewed and approved by GIS Office and Property Lister **prior** to scheduling for final approval.
4. Final plat to have the following statement contained on the document: "This plat is contained wholly within the property described in the following recorded instruments (list appropriate document number[s] and corresponding tax parcel numbers)."
5. Any riparian lot and/or lot wholly within 300 ft. from a navigable body of water shall be subject to County impervious surface standards.
6. The Final Plat shall not be scheduled for approval by Winnebago County until such time as written confirmation from the Town of Wolf River stating their approval of said plat be submitted to this department.