

Property Owner: Harrison Sturgis

Parcel Number: 010-0199

Special Exception #: 17-SE-05

SPECIAL EXCEPTION
POST STAFF REPORT

EXPLANATION: The owner/applicant is requesting a special exception to gravel parking areas and place gravel travel-ways around personal storage units in as opposed to using concrete or asphaltic concrete.

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

PRELIMINARY FINDINGS:

1. Subject site will consist of approximately 10.5 acres adjacent to commercial, industrial, residential and agricultural zoning districts.
2. The revised special exception is to use gravel for approximately 3.38 acres in the first phase of development which would be devoted to outside storage of vehicles, campers, trailers and boats.
3. Subject site is adjacent to property containing mapped wetlands and field delineated wetlands to the West and County Rd CB to the East.
4. Future land use surrounding the subject property is industrial.
5. Outside storage area will have security fencing around its perimeter and privacy screening added for neighboring properties across the road to the South and from County Rd CB to the East.
6. Future development of inside storage consists of 4.89 acres that will include paved driveways, interior isles and walkways.
7. A landscape plan will be required in accordance with the Winnebago County Town/County Zoning Code.
8. The granting of a special exception would be in keeping with the overall intent of the Winnebago County Town/County Zoning Code.

OTHER INFORMATION:

RECOMMENDATION:	
	APPROVAL
	DENIAL
X	APPROVAL with the following conditions:

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RECOMMENDED CONDITIONS:

- 1) Privacy screening proposed shall be installed upon completion of phase one of the project.**

- 2) The Planning and Zoning Committee may revoke or modify the approval of this special exception if it determines that information in the application or otherwise provided by the applicant or the applicant's agent was incomplete, false, misleading, or inaccurate and such information would have altered its decision to approve the application or the conditions of approval which were or were not imposed in accordance with Sec. 23.7-221 of the Winnebago County Town/County Zoning Code.**