

16-ZC-3910  
Hansen  
Parcel: 028-0797-03

**ZONING MAP AMEUREMENT/ ZONING CHANGE**  
**POST STAFF REPORT**

*"The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)":*

1. The Town of Winchester has not responded.
2. Town action is advisory due to shoreland jurisdiction.
3. There were no objections except from the applicant in the event that the other party involved does not follow through with their mediation solution.
4. The proposed use is compatible with adjacent uses.
5. Zoning Map Amendment is required as a condition of plat/CSM approval and will place development in appropriate zoning district

**RECOMMENDATION:**

**APPROVAL**

**DENIAL**

- X      **APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 6 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors**

16-CU-3900  
Westin Land Holdings  
2590 County Rd II

**CONDITIONAL USE**  
**POST STAFF REPORT**

*"The following findings have been made in accordance with section 23.7-114"*

1. The Town of Clayton has approved.
2. Town action is advisory due to shoreland jurisdiction.
3. There were objections to noise, traffic and lighting.
4. Proposed use is compatible with adjacent industrial and commercial uses.

**RECOMMENDATION: APPROVAL** with the following conditions:

**Conditions**

1. Outdoor entertainment and recreational activities shall be limited to those generally taking place on the property currently. This approval does not include all uses considered outdoor recreation and entertainment such as race tracks, motocross courses, water parks, and amusement parks. The conditional use permit must be amended in order to include these or similar uses.

(Note: In the request, the applicant suggested that "Outdoor Entertainment and Outdoor Recreation as defined in the Winnebago County Zoning code, is allowed without limitation." The definition of outdoor entertainment is a place where outdoor, spectator-type uses or events are offered. The term includes race tracks, motocross courses, tractor-pulling events, and sports arenas. The definition of outdoor recreation is a place where outdoor recreational activities are offered. The term includes miniature golf, batting cages, water parks, and amusement parks. The term does not include driving ranges and golf courses.)

2. Ball diamond speakers are to be directed West of Cardinal North.

(Note: In the request, the applicant suggested that the sound volume of the speakers be regulated by a Town nuisance ordinance. The Town does not currently have a noise-related ordinance)

3. Outdoor entertainment and outdoor recreation to begin no earlier than \_\_\_\_\_, and be completed no later than \_\_\_\_\_, Sunday through Saturday. Recreational games shall begin no later than \_\_\_\_\_.

(Note: In the request, the applicant suggested that games begin no earlier than circa 7:00 a.m., be completed no later than circa 12:00 a.m. midnight, and that the last softball game to begin circa 11:30 p.m.)

4. Lighting shall be directed downward and inward to the playing surface.

5. Outdoor recreation activities, such as softball, shall take place from \_\_\_\_\_ and \_\_\_\_\_.

(Note: Softball was noted to have a season from approximately April to November.)

16-ZC-3810  
Fuss  
Parcel: 020-0074-01

**ZONING MAP AMENDMENT/ ZONING CHANGE**  
**POST STAFF REPORT**

*"The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"*

1. The Town of Poygan has approved.
2. Town action is advisory due to shoreland jurisdiction.
3. Town Findings were as follows:
  - a. The action does agree with the Town adopted plan.
  - b. No conflict with adjacent land.
  - c. No objections.
  - d. Consistent with intended use of property.
4. There were no objections.
5. The proposed use is compatible with adjacent uses.
6. Zoning map amendment is required as a condition of plat/CSM approval and will place development in the appropriate zoning district.

**RECOMMENDATION:**

**APPROVAL**

**DENIAL**

- X      **APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 6 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors**