

ZONING MAP AMENDEMENT/ 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>
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Number	Letter
1.	The Town of OMRO has Approved

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

	Town findings for Approval were as follows:
	X Town Does have an adopted land use plan.
	X Action Does agree with Town adopted Town plan.
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

1. The requested zoning map amendment does agree with the adopted plan.

2. This zoning change is consistent with the Town of Omro Comprehensive Plan.

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



Winnebago County
Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

MEMO FOR P & Z COMMITTEE AGENDA OF May 8th, 2020

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

RE: Preliminary Plat Approval – Ormand Beach Heights 1st Addition

Applicant: Wildflower Landscapers, LLC

Owner: Wildflower Landscapers, LLC

Location of Property: North of 4922 Leonard Point Rd, East of Swallow Banks Ln, South of Lakeland Dr, Town of Omro

Existing Use: Vacant

Proposed Use: Single Family (R-2)

Current Zoning: R-2 (Suburban Residential)

Adjacent Zoning: R-2 (Suburban Residential) & R-1 (Rural Residential)

Comments

1. Development is proposed to be serviced by public sewer.
2. Development is compatible with adjacent development.
3. Road construction agreement with the Town should be executed prior to submittal of final plat.
4. 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.
 - (a) DNR review of surface water runoff and/or detention facilities is required prior to final plat submittal if any portion of the subdivision is within 500' of a navigable body of water.
 - (b) Any necessary Chapter 30 permits required in connection with the provision of surface water runoff or detention facilities shall be obtained prior to final plat submittal.

2. Final plat shall constitute the entire area of the preliminary plat.
3. Final Plat to contain a restriction that “roads shown to the exterior property line(s) may not be vacated without the express written approval of the Winnebago County Planning & Zoning Committee, it being the intent of the restriction to prevent elimination of right-of-way required as a condition of preliminary plat approval by Winnebago County without their authorization.”
4. Street names, if any, be verified in writing by County GIS Office prior to final plat submittal if not approved prior to preliminary approval.
5. 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).
6. Final plat to be reviewed and approved by GIS Office and Property Lister **prior** to scheduling for final approval.
7. 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).”
8. Prior to scheduling final plat for approval, written confirmation by the appropriate Sanitary District that the development is being serviced by public sanitary sewer shall be provided.
9. Any Officially Mapped rights-of-way shall either be shown as mapped on the final plat, or written notice from the mapping authority shall be submitted to the County stating that the mapped rights-of-way need not be shown because the map is being amended.
10. A note shall be placed on the face of the final plat stating that “Winnebago County shall not issue any permit for construction until such time as a ‘sewer’ permit, or other suitable written construction authorization, has been issued by the Sanitary District for connection to the Districts facilities.
11. A wetland delineation shall be submitted to the DNR and Corps of Engineers for their approval. A written copy of the aforementioned agencies approval shall be filed with this office prior to scheduling of the Final Plat. A copy of the delineation and accompanying maps shall simultaneously be filed with this office. The preliminary plat will not be approved if said delineation requires a major lot reconfiguration. In this instance, this preliminary plat will be denied and a new preliminary plat and review fee will be required.
12. Any riparian lot and/or lot wholly within 300 ft. from a navigable body of water shall be subject to County impervious surface standards.
13. The Final Plat shall not be scheduled for approval by Winnebago County until such time as written confirmation from the Town of Omro stating their approval of said plat be submitted to this department.
14. Approval from the City of Oshkosh required before submittal of final plat.