

Staff Notes

August 30, 2017

FILE #: 17-LUPA-4220

OWNER: Planning & Zoning Committee

APPLICANT: Same

PARCEL NO.: NA

RE: Farmland Preservation Plan

SUMMARY: Applicant is requesting a Land Use Plan Amendment to include a revised Farmland Preservation Plan as mandated by Wisconsin State Statutes.

FINDINGS:

1. There were no objectors.
2. Proposed amendment is to include a new Farmland Preservation in the County's Comprehensive Future Land Use Plan as mandated by Wisconsin State Statutes.

RECOMMENDATION: APPROVAL

Staff Notes

August 30, 2017

FILE #: 17-LUPA-4240

OWNER: Planning & Zoning Committee

APPLICANT: Same

PARCEL NO.: NA

RE: Land Use Plan Amendment – Connecting People & Communities:
Winnebago County Bicycle Pedestrian Plan Reference

SUMMARY: Applicant is requesting a Land Use Plan Amendment to include a reference to an adopted Winnebago County Bicycle & Pedestrian Plan.

FINDINGS:

1. There were no objectors.
2. Proposed amendment to include a reference to an adopted Winnebago County Bicycle & Pedestrian Plan enhances the ability to cross reference between the Comprehensive Future Land Use Plan and the plan being referenced.

RECOMMENDATION: APPROVAL

BRIAN P. O'ROURKE
Associate Planner



Winnebago County
Zoning Department

The Wave of the Future

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MEMO FOR P & Z COMMITTEE AGENDA OF September 8th, 2017

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

RE: Preliminary Plat Approval – Sandhill Farms

Applicant: Davel Engineering & Environmental, INC.

Owner: ASA Development Inc.

Location of Property: Area south of Leonard Point Lane, West of Marquart Rd, Town of
Omro

Existing Use: Vacant

Proposed Use: Single Family

Current Zoning: R-2 (Suburban Residential)

Adjacent Zoning: R-2, R-1, & A-2

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.

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. Building setback requirements shall not be shown on the proposed individual lots. A notation may be made under the "notes" section detailing the current Town of Omro setback requirements.
13. Any riparian lot and/or lot wholly within 300 ft. from a navigable body of water shall be subject to County impervious surface standards.

ZONING MAP AMENDMENT/ ZONING CHANGE

POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter
1	The Town of ALGOMA has approved.

X	Town action is advisory due to shoreland jurisdiction. (double click and choose "checked")
	Town has right of approval or denial per terms of zoning ordinance. (double click and choose "checked")

Town findings for Approval were as follows:

Town Does have an adopted land use plan.

Action Does agree with Town adopted Town plan.

1. The requested Zoning Map Amendment does agree with the adopted plan.

There were no objections.

2 There were objections to potential flooding and an effect on wild life.

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:

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