

ZONING MAP AMENDMENT/ ZONING CHANGE
POST STAFF REPORT

Applicable Ordinance:

☒ Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"

Number	Letter
1	The Town of NEENAH has APPROVED

<input checked="" type="checkbox"/>	Town action is advisory due to shoreland jurisdiction. (double click and choose "checked")
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	There were no objections.
<input checked="" type="checkbox"/>	There were objections to...
<input checked="" type="checkbox"/>	Proposed use Is compatible with adjacent uses.
<input checked="" type="checkbox"/>	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

	<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>
	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:	
<input checked="" type="checkbox"/>	APPROVAL
<input type="checkbox"/>	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

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POST STAFF REPORT

Applicable Ordinance:

☒ Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"

Number	Letter
1	The Town of WOLF RIVER did not respond

<input checked="" type="checkbox"/>	Town action is advisory due to shoreland jurisdiction. (double click and choose "checked")
<input type="checkbox"/>	Town has right of approval or denial per terms of zoning ordinance. (double click and choose "checked")

	Town findings for No Response were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.
<input checked="" type="checkbox"/>	There were no objections.
<input checked="" type="checkbox"/>	There were objections to...
<input checked="" type="checkbox"/>	Proposed use Is compatible with adjacent uses.
<input checked="" type="checkbox"/>	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:

	APPROVAL
	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 2 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

CONDITIONAL USE
POST STAFF REPORT

Applicable Ordinance

<input checked="" type="checkbox"/>	Chapter 23: "The following findings have been made in accordance with section 23.7-114"
<input type="checkbox"/>	Chapter 27: "The following findings have been made in accordance with section 27.6-7(c)"

Number	Letter
1	The Town of WOLF RIVER has: a) Not Responded

X Town action is advisory due to shoreland jurisdiction.
 Town has right of denial per terms of zoning ordinance.
 Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings for Approval were as follows:
X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

Number the following items if the property is within the A-1/Farmland Preservation Plan:

	Ch. 23: The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	Ch. 23: The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	Ch. 23: The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	Ch. 23: The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	Ch. 23: The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	Ch. 23: Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

RECOMMENDATION

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

Conditions

COUNTY: -Impervious surface area cannot exceed current total impervious area as mapped on proposed CSM
-Marina and storage of watercraft and other recreational vehicles shall adhere to the standards set forth in Chapter 23.8-383 (Marina) and 23.8-402 (Personal Storage Facility) and 23.8-295 (Vehicle sales and rental (an existing permitted use)) including, but not limited to, the fencing and setback requirements for the outdoor storage area.

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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

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

	Town findings for Approval were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.
X	There were no objections.
X	There were objections to...
X	Proposed use Is compatible with adjacent uses.
X	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district
Approved at 11-15-2017 Town Board meeting along with the CSM	

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