

**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
<u>1</u>	The Town of NEENAH has. a) Approved With Conditions

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 were as follows: Approval
	1. Plan Commission held a Public Hearing on October 19, 2020 and heard concerns from two neighbors regarding the aesthetics of the planned structure. 2. This is consistent with the utility structure located on the neighboring property.
X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

**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**

TOWN: 1. Agent provides a landscape plan and has it approved by the Town of Neenah. 2. The existing building is removed within 365 days after the new building is put into operations. 3. Drainage should be managed in accordance with DNR standards.

COUNTY: 1. All required commercial storm water and erosion control review and permits are required prior to construction. 2. All required Federal, State, County, and Local permits shall be issued prior to construction. 3. The Winnebago County Planning and Zoning Committee shall review this Conditional Use Permit in twelve months.



## **Winnebago County**

Zoning Department

*The Wave of the Future*

### MEMO FOR P & Z MEETING AGENDA OF OCTOBER 30, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator

A handwritten signature in blue ink, appearing to be 'CARA', is written over the text 'Zoning Administrator'.

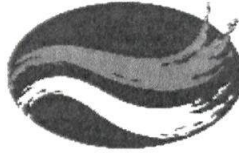
RE: Review of KBS Marine Conditional Use Permit

1. KBS Marine LLC – Review of Conditional Use Permit (Tax ID No: Part of 020-0031-04) – Town of Poygan.

A conditional use permit was issued to KBS Marine for expansion of an existing campground. There have been no complaints filed with the zoning office regarding the campground expansion. The property was viewed on October 16, 2020 and staff observed full compliance with conditional use permit.

**RECOMMENDATION: No additional reviews will be required.**

CARY A ROWE  
Zoning Administrator



112 OTTER AVE, PO BOX 2808  
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344  
FOX CITIES (920) 727-2880  
FAX (920) 232-3347

## Winnebago County Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

### CONDITIONAL USE PERMIT #2019-CU-4880

Owner: KBS MARINE LLC  
N9489 32ND DR  
BERLIN, WI 54923

Agent:

Location: 7312 COUNTY RD B, WINNECONNE, WI 54986      Tax Parcel No: 020-003104

Legal: Being a part of the SE 1/4 of the SE 1/4, Section 12, and also a part of the NE 1/4 of the NE 1/4, Section 13, all in Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

On 8/9/2019, a Conditional Use Permit was **GRANTED WITH CONDITIONS** for expansion of an existing campground.

#### Conditions:

Town:

1. For tenants & family members only.
2. Must comply w/ all sanitary requirements.

County:

1. Campground shall comply with Sec. 26.5-5 of the Winnebago County Floodplain Zoning Code except campsite two which is a protected existing non-conforming permanent camper.
2. Campground shall comply with Sec. 23.8-272 (a)-(l) of the Winnebago County Town/County Zoning Code except campsite two which is a protected existing non-conforming permanent camper.
3. Conditional use is limited to the six sites shown in the application and any expansion shall require an amendment to the conditional use permit.

**KBS MARINE LLC *must sign and return this letter to the Winnebago County Zoning Dept, 112 Otter Ave, Oshkosh WI 54901, within 45 days of 8/9/2019. Their signature states that they are in agreement with the conditions that have been placed on the Conditional Use Permit. Failure to sign and return the decision notice within 45 days of the committee's decision shall void the approval. The decision notice shall become effective upon the property's owner signature.***

\_\_\_\_\_  
KBS MARINE LLC

\_\_\_\_\_  
DATE

The findings used to grant the conditional use have been made in accordance with section and are as follows:

Town:

1. Reasonable use for property members.

County:

1. The Town of Poygan has approved with conditions (Town action is advisory due to shoreland jurisdiction).
2. There was one objection to size of campground area and a camper over lot line.
3. Proposed use is compatible with adjacent uses.

**APPLICANTS RIGHTS:**

23.7-119(a)

- (8) The applicant may appeal the decision to a court of competent jurisdiction.
- (9) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk.

8/9/2019  
Date

  
Zoning Officer

**NOTES:**

1. Conditional Use granted by the Planning & Zoning Committee **shall expire within twelve (12) months** unless substantial work has commenced.
2. Approval of your Conditional Use application does not exclude the need to obtain the required building and zoning permits. **Please make application for these permits through your town building inspector and zoning department.**
3. For additional information regarding the appeal process relating to procedural requirements, contact the Zoning Office.