

Staff Report Petition 3-2010

Sauk County Department of Planning and Zoning

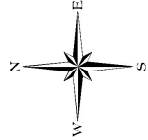
Applicant
Cady LLC
E12304 Neuman Road
Baraboo, WI 53913

Property Location
Sections 5 and 6,
T11, R7E, Town of Greenfield,
Sauk County, Wisconsin

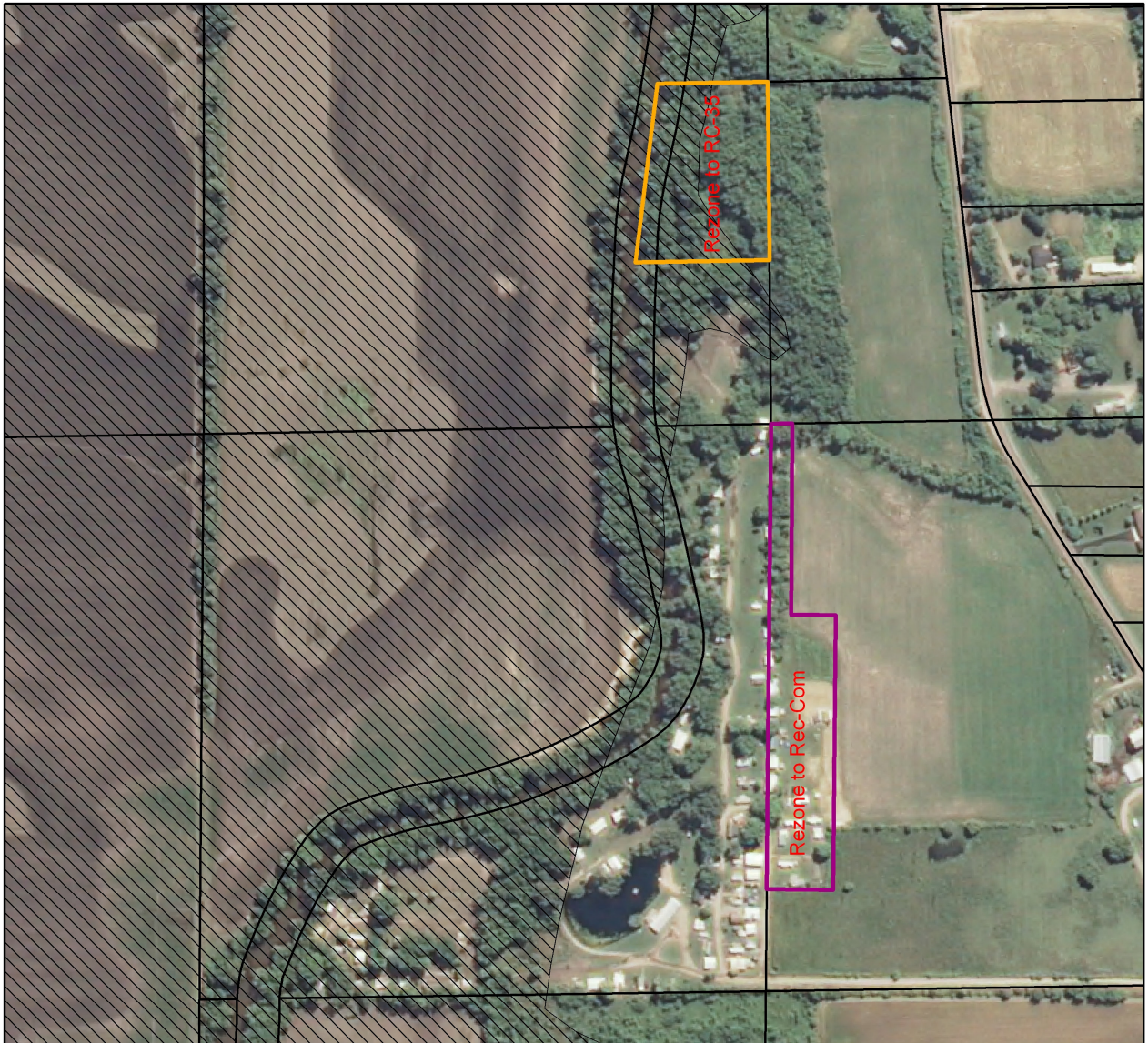
Legend

 FEMA/Floodplain

Feet
0 105 210 420 630 840



FOR INFORMATIONAL PURPOSE ONLY
Sauk County does not attest to the accuracy
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Data contained in this map is limited by the method
and accuracy of its collection



PLANNING, ZONING & LAND RECORDS COMMITTEE STAFF REPORT

Petition # 3-2010 Proposed Resource Conservancy– 5 and Recreational-Commercial Rezone by Alton & Ardice Cady/Cady LLC, property owners and Ken Cady, agent.

Public Hearing Scheduled for: 2/23/10

1. Request

A petition by Cady LLC c/o Ken Cady to change the zoning of property from a Resource Conservancy-35 to a Recreational-Commercial Zoning District and a Recreational-Commercial to a Resource Conservancy-35 Zoning District. The purpose or basis of the rezone request is to relocate part of an existing campground and camping trailers. A number of trailers are currently located in a floodplain of the Baraboo River as designated on recently adopted FEMA maps and which also flooded during the Summer of 2008. The rezone to Recreational- Commercial will accommodate the relocation of the trailers. The rezone to Resource- Conservancy 35 will be an area equal in size to the area being rezoned to Recreational- Commercial and reclassifies this land under the predominant zoning district in the town. See also the staff report cover page for areas to be rezoned. The land to be affected by the proposed rezone includes:

A DESCRIPTION OF LANDS TO BE RE-ZONED FROM RESOURCE CONSERVANCY DISTRICT – 35 TO RECREATIONAL-COMMERCIAL DISTRICT

A PARCEL OF LAND LOCATED IN THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 7 EAST, TOWNSHIP OF GREENFIELD, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 7 EAST; THENCE S 01°01'01" E, A DISTANCE OF 1,334.63 FEET ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 6 TO THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6 AND THE POINT OF BEGINNING; *THENCE CONTINUING S 01°01'01" E, A DISTANCE OF 50.02 FEET ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6; THENCE N 89°38'36" W, A DISTANCE OF 450.94 FEET PARALLEL WITH THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6; THENCE S 00°31'24" W, A DISTANCE OF 105.00 FEET PERPENDICULAR WITH THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6; THENCE N 89°28'36" W, A DISTANCE OF 645.00 FEET PARALLEL WITH THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6; THENCE N 00°31'24" E, A DISTANCE OF 155.00 FEET PERPENDICULAR TO THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6 TO THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6; THENCE S 89°28'36" E, A DISTANCE OF 1094.60 FEET ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SECTION 6 TO THE POINT OF BEGINNING.*

DESCRIBED PARCEL OF LAND CONTAINS 122,490 SQUARE FEET OR 2.81 ACRES OF LAND, MORE OR LESS.

A DESCRIPTION OF LANDS TO BE RE-ZONED FROM RECREATIONAL-COMMERCIAL DISTRICT TO RESOURCE CONSERVANCY DISTRICT – 35

A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 7 EAST, TOWNSHIP OF GREENFIELD, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 7 EAST; THENCE SOUTH, A DISTANCE OF 1,334.63 FEET ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 5 TO THE SOUTHWEST CORNER OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5; THENCE EASTERLY, 385 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5 TO THE POINT OF BEGINNING; *THENCE NORTHERLY, 315 FEET, MORE OR LESS, PARALLEL WITH THE EAST LINE OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5 TO THE ORDINARY HIGH WATER MARK OF THE RIGHT BANK OF THE BARABOO RIVER; THENCE EASTERLY, ALONG THE ORDINARY HIGH WATER MARK OF THE RIGHT BANK OF THE BARABOO RIVER, A DISTANCE OF 425 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 31 RODS OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5; THENCE SOUTHERLY, A DISTANCE OF 260 FEET, MORE OR LESS, ALONG THE WEST LINE OF THE EAST 31 RODS OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5 TO THE SOUTH LINE OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5; THENCE WESTERLY, A DISTANCE OF 423.5 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 5 TO THE POINT OF BEGINNING.*

DESCRIBED PARCEL OF LAND CONTAINS 122,490 SQUARE FEET OR 2.81 ACRES OF LAND, MORE OR LESS.

The operation of the existing campground is in compliance with Sauk County Planning & Zoning and Town of Greenfield regulations. The campground is also licensed by the State of Wisconsin. The relocated part of the campground will include a planting plan for screening and the campground land use will also require approval by the Sauk County Board of Adjustment pending approval of this rezone request.

2. History/Timeline

January 12, 2010. The Town of Greenfield Town Board approved the rezone request.

January 27, 2010. An application to rezone was submitted to the Planning & Zoning Department by Ken Cady, agent.

February 2, 2010. Planning & Zoning staff sent a notice of the rezone proposal to adjacent landowners. No correspondence has been received.

3. Issues

When reviewing a rezone proposal and change in land use, staff looks at several criteria, including how the proposed use fits into the surrounding area, whether there are any constraints to development at the proposed site and if the proposed use is consistent with local and county development plans and ordinances.

- **Present adjacent land uses and zoning**

First, the existing land uses and zoning designations in the surrounding area are reviewed to determine the proposal's compatibility and appropriateness. It is important that the proposed use and zoning be compatible and appropriate to the area.

Adjacent Land Uses and Zoning (General)

Direction	Land Use	Zoning
Site	Campground/trailers and Open Field	Recreational-Commercial and Resource Conservancy-35
North	Woods/Field	Resource Conservancy-35
South	Woods/Field	Resource Conservancy-35
East	Woods/Field	Resource Conservancy-35
West	Woods/Field	Resource Conservancy-35

- **Physical constraints to development**

Second, it must be determined if there are any special physical constraints to development at the property. These include:

Floodplain: None, on the site of the relocated campground

Wetlands: None, on the site of the relocated campground

Steep Slopes: N/A

Prime Agriculture Soils: None

Septic Suitability: Existing septic system serves campground. There is no expansion of the campground.

4. Consistency with local development plans and ordinances

- **Consistency with the Town of Greenfield Comprehensive Plan**

The Town of Greenfield Board did not reference their comprehensive plan as part of their decision. This is likely due to the fact that this petition specifically addresses the relocation of part of an existing campground due to flooding.

5. Recommendation

In summary, the proposed rezone and land use appears to be consistent with the Town of Greenfield's Comprehensive Plan and represents an exchange of zoning districts to accommodate the relocation of an existing campground. The relocation also removes structures out of the floodplain of the Baraboo River which has had a history of flooding. Staff recommends that a rezone from a Resource Conservancy- 35 to a Recreational- Commercial Zoning District and a Recreational- Commercial to a Resource- Conservancy 35 Zoning District (**Petition #3-2010**) be Approved.

Staff Report submitted by Brian Simmert