

BOARD OF ADJUSTMENT STAFF REPORT
SP-03-10

Double K.D. Ranch, Inc.
Public Hearing Scheduled for: 03/25/10

1. Request

A request for a special exception permit to relocate a campground

2. History

Location/Zoning	Permits Issued	Previous Appeals	Citations
Property is located in the Recreational-Commercial zoning district, on real estate described as: E12442 County Road W, part of the SE ¼, SE ¼, section 6, T11N, R7E, Town of Greenfield.	<u>Land Use Permits:</u> A permit was issued in July of 08 for a roof for an existing cabin. <u>Septic Permits:</u> None found	None found	Citations were issued in June of 2009 for expanding the campground without rezoning or securing a special exception permit and camping in a floodzone.

3. Finding of Fact:

When reviewing a special exception proposal and change in land use, the Board of Adjustment looks at several criteria, including promoting public health, safety and general welfare, whether there are constraints to development and impacts to surrounding properties and if the proposed use is consistent with local and county development plans and codes.

Section 7.08(2)(b)17 of the Sauk County Zoning Ordinance provides that a special exception permit is required for campgrounds.

The property has recently been rezoned to the Recreational-Commercial District for the purpose of relocating the campground out of the floodzone area.

Surrounding Properties		Floodplain/Wetland	Other:
North: The north property line is the Baraboo River		Floodplain map, panel 5511C0404 E, effective date 12-15-09. (attached) There are no mapped wetlands indicated in this area.	The Baraboo River is navigable. Shoreland Protection zoning applies within 300 feet of the ordinary high water mark.
East West & South	Agricultural and residential properties		

4. Explain the pictures and view the video

5. Plan Commission/Town Recommendation

The Town of Greenfield recommends approval of the permit subject to conditions.

6. Planning and Zoning Recommendation

Planning and zoning recommends that the following conditions be considered by the Board should the Board grant the special exception permit.

A. All work on and use of the premises shall proceed with the plans and supplemental evidence presented at the hearing. It is the responsibility of the applicant to secure all required Town, State, Federal and County permits within one year of the hearing date. County permits required for this approval include land use permits.

B. The permit shall be subject to the ten conditions recommended by the Town of Greenfield Plan Commission.

C. The permit shall remain in effect for five years and may be renewed by the Board of Adjustment at that time. The permit shall be nontransferable.

***Note to Board Members:** Failure by the Applicant to follow all of the conditions set forth by the Sauk County Board of Adjustment is grounds for suspension or revocation of the special exception permit and possible enforcement action. In order to have the special exception permit **reinstated after suspension**, the applicant must comply with all conditions established by the Board of Adjustment, as determined by the Sauk County Planning & Zoning Director or appear*

*in front of the Board of Adjustment. In order for the special exception permit to be **reinstated after revocation**, the applicant must appear in front of the Board of Adjustment for a new hearing and comply with all requirements as outlined in this letter.*

Report submitted by David D. Lorenz