ORDINANCE NO. 639
ORDINANCE AMENDING WAUSHARA COUNTY ZONING MAPS PURSUANT TO THE AUTHORITY GRANTED IN CHAPTER 58 WAUSHARA COUNTY CODE - ZONE CHANGE
ROSE’S ENCHANTED FOREST CAMPGROUND LLC – TOWN OF SPRINGWATER

WHEREAS, on April 30, 2019, Rose’s Enchanted Forest Campground, LLC did file an application with the Waushara County Zoning office for a zoning amendment in Section 26, in the Town of Springwater; and

WHEREAS, said application involves an approximate 0.25 area of an existing 31 acre parcel of land to be rezoned C-S (service commercial), with the remaining 30.75 acres to be rezoned O-P (park and recreation), all being part of the SW1/4 of the NW1/4 except CSM 3412, and part of government lot 1 in section 27, T20N, R11E, Kusel Lake, Town of Springwater, W5695 County Road A; and

WHEREAS, the said Zoning Office did process said application as required; and

WHEREAS, the Waushara County Planning Committee did consider said application at a regular meeting held at the Waushara County Courthouse on June 20, 2019; and

WHEREAS, the said Planning Committee did approve said request with the following conditions:

1. The development must be in substantial compliance with the site plan and testimony provided at the public hearing.
2. All required setbacks must be complied with and all other codes must be adhered to.
3. All permits must be obtained including land use, building and proper connection made to municipal sewer.
4. The applicant shall contact the County Building Inspector within 30 days of the approval and comply with their recommendations and the adopted building code, including adequate sanitary facilities. If it is determined that commercial building codes apply, all commercial plans (Building, HVAC, etc.) shall be submitted and approved within 6 months of the date of Notice of Decision. An Occupancy Permit shall not be issued until such time that all commercial plans and inspections have been approved. Failure to comply with these requirements may result in a recommendation to possibly rescind the Conditional Use approval.
5. Adequate parking must be provided.
6. All driveways shall meet all required codes, including fire and access code requirements to provide for access by emergency vehicles. In addition, the driveway shall provide good visibility and a turnaround area to prevent backing onto the road.
7. The applicant will allow agents of Waushara County access to the property to ensure compliance with all applicable regulations.
8. The application is now forwarded to the Waushara County Board of Supervisors and the Town Board of Springwater for their consideration. The Town Board is responsible for determining whether this application, if approved, is in compliance with the Town’s approved Land Use Plan.
THEREFORE, the Waushara County Board of Supervisors does hereby ordain as follows:

1. That the Waushara County Zoning maps are amended by changing the zoning district of the described property from A-G (General Agricultural) to C-S (Commercial Service) & O-P (Park & Recreation).
2. That this ordinance shall be effective upon approval and recording with the Office of the County Clerk for Waushara County.

Ordinance No. 639

Ayes ______ Nays ______ Abstain ____Absent _____ [ X ] Voice Vote

☑ Approved and adopted this 16th day of July, 2019
☐ Denied this 16th day of July, 2019.

Approved as to Form:                Submitted by:

/s/ Ruth Zouski                      /s/Mike Kapp
Ruth Zouski                         Mike Kapp, Chair
Corporation Counsel                Planning and Zoning Committee

Attest:                                   Signed by:

/s/ Megan Kapp                       /s/ Donna R. Kalata
Megan Kapp                           Donna R. Kalata, Chair
Waushara County Clerk                Waushara County Board of Supervisors