

TOWN OF LINCOLN PLAN COMMISSION RECOMMENDATION

SEP NUMBER: SEP-007-25

COMPUTER NUMBER: 012110403000

PLAN COMMISSION CONTACT: DESSY JOHNSON

OWNER/AGENT: KENNETH & HELEN VAN GOOR

REQUEST: Special Exception Permit- "We are seeking a permit in order to place a single wide mobile home on the property. The mobile home would be so that our daughter and family can move on the property. We are seeking this approval in accordance with Section 18.30.190 Housing for Elderly and Handicapped. The site will be in proximity of the original farm house. Well, septic and electric are all present at that site."

Location: S7585 Lincoln Town Line Road, Fall Creek WI 54742

Legal Description: S23-T26N-R8W

RECOMMENDATION:

APPROVAL OF REQUEST BASED ON CONCLUSION OUTLINED AT THE END OF THIS REPORT

Summary: The request is for a Special Exception Permit for a movable, single wide mobile home second housing unit for the elderly/handicapped under the Town of Lincoln zoning regulations 18.30.190.

Applicable Zoning Regulations:

Current Zoning: The property is zoned A-P, which allows for a movable, second housing unit under the Town of Lincoln Zoning Code 18.30.190. Applicant is compliant with section 18.30.190 regulation criteria.

"18.30.190 Housing for the Elderly and Handicapped:

A second housing unit for the elderly and handicapped is allowed in the RH, F-2, A- P, A-1, A-2, and A-3 districts as a special exception within the following criteria:

- A. The minimum lot size is 2 acres.
- B. The occupant(s) must be related to the owner by blood, marriage, or adoption, and must be either of retirement age (62) or unable to live independently because of disability. An owner meeting the requirements of age or disability is allowed to place a second housing unit if the occupant is related by blood, marriage, or adoption.
- C. The occupant is a permanent resident of the property.
- D. The unit must remain capable of being removed, cannot exceed three bedrooms, and must be compatible with existing development in the area.
- E. The property must be owner occupied.
- F. The permit is to be reviewed every 2 years by the commission."

ANALYSIS: The following is an analysis of the request based upon the standards for approval of the special exception permit:

Chapter 18.21 Special Exception Uses. Standards for approval of special exception uses:

1) The use must be in conformance with the purpose of the zoning district it is in; **Section 18.30.190 Housing for Elderly and Handicapped is an allowable use in the A-P district with a Special Exception Permit.**

2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; **confirmed**

3) Adequate utilities, access, drainage, and other necessary facilities have been or are provided; **there appears to be adequate utilities, access, drainage, and other necessary facilities available.**

4) Adequate off-street parking is provided; **N/A**

5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise, and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; **N/A**

6) Soil conditions are adequate to support the use; **it appears the soils are adequate to support the use.**

7) Access does not pose traffic congestion or hazards; **N/A**

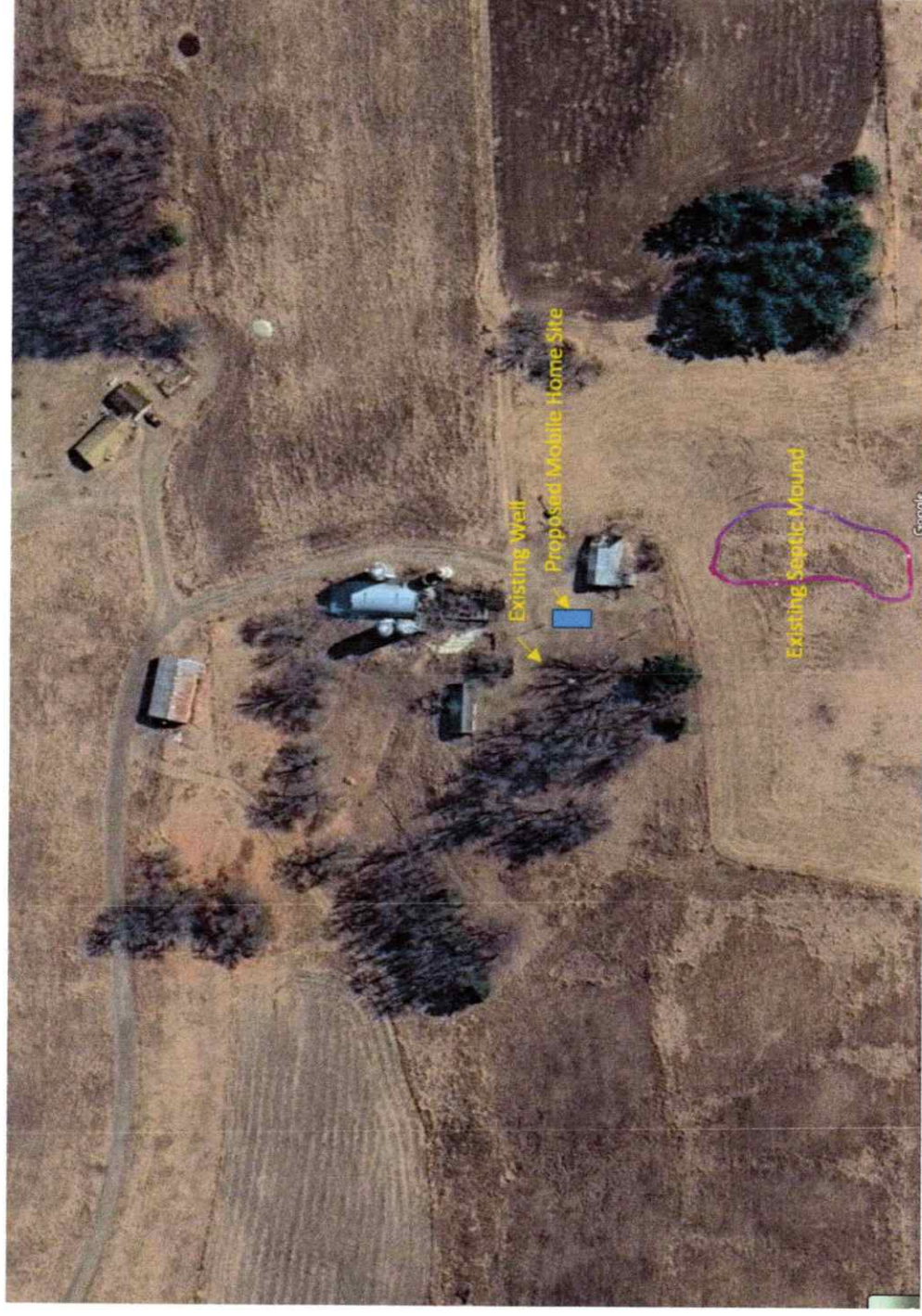
COMMISSION CONCLUSIONS AND RECOMMENDATION: The Plan Commission concludes the request for a special exception permit appears to be consistent with the purpose of the zoning code, consistent with the standards for special exception permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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The commission recommends approval of the special exception permit with the following conditions:

1. The materials submitted with the application shall be attached to and made a part of the permit, and all development of the site shall be done in accord with the site plans.
2. The permit shall be reviewed approximately two (2) years from the approved date. An application and fee shall be required by the owner, supplemental materials are not required for this review. All conditions shall be subject to review, including application materials from past permits. The review is to determine if all Federal, State, County and Town rules/regulations are being followed. Violation(s) of any Federal, State, County and Town rules/regulations is cause to revoke the permit following section 18.21.090 of the town code.
3. The Plan Commission can approve minor alterations from the terms of the permit. A major change requires the approval of the Town Board at a public hearing.
4. The owners shall allow staff from the Town to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
5. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a special exception permit lapses, the conditions under which it can be revoked, and when a special exception permit expires due to the abandonment of a use.

Van Goor Housing for Elderly Care – Proposed Mobile Home Site





	A	B	C	D	E
1	PIN	FirstName LastName	Address	City State Zip	
2	1801222608231209000	WILLIAM STEINKE	E 10749 COUNTY ROAD J	FALL CREEK WI 54742-4025	
3	1801222608231300001	KENNETH VAN GOOR	S7585 LINCOLN TOWN LINE RD	FALL CREEK WI 54742-4111	
4	1801222608232200001	LARRY WELKE	9970 MATHWIG RD	FALL CREEK WI 54742-9747	
5	1801222608234200001	EDWARD ACCOLA	S7970 N SHALE RIDGE RD	FALL CREEK WI 54742-4114	
6	1801222608232100001	SANDRA KLINGBEIL	S5350 COUNTY ROAD J	FALL CREEK WI 54742-4019	
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Public Notification

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Select or search for a feature in the map

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X

Q

Select

Clear

Apply a search distance

700

Feet

Addresssee Layer

Toplayer / Owner Information

Format

Comma separated values (CSV)

13 addressses found; do you want to continue?

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Mapbox

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