

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**DELIBERATIVE**

June 9<sup>th</sup> 2023

7:30 A.M.

3<sup>rd</sup> Floor Conference Room – County Administration Building

\* Public Hearing held via Zoom

PRESENT: Supervisors John Hinz - Chairman, Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Karen Frederick – Court Reporter.

The meeting was called to order by John Hinz, Chairperson, at 6:30 P.M.

1: Paul Lipphold – 6441 US Hwy 45 – Town of Black Wolf – Conditional Use Review

The Committee conducted an on-site inspection and determined that there were no issues and no complaints, therefore no further action that needs to be taken.

Motion to not require any modification to existing Conditional Use permit by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

There was no further discussion of this item.

2. BL Titan LLC – 1351 Egg Harbor Ln – Town of Algoma – Planned Development District.

Applicant is requesting a zoning change from B-3 (Regional Business District) to R-2 (Suburban Residential District) & Planned Development District for the creation of a new parcel.

B. O'Rourke read the staff report into the record recommending approval.

H. Miller stated that he believes the proposed PPD is not required.

B. O'Rourke stated that the PDD is necessary in order to approve the proposed Certified Survey Map.

Motion to approve the proposed zoning change by T. Egan. Seconded by M. Gabert. Motion carried 3-2 (H. Miller and S. Zastera nay).

There was no further testimony on this item.

3:BL Titan LLC – 1351 Egg Harbor Ln – Town of Algoma – Zoning Change.

Applicant is requesting a zoning change from B-3 (Regional Business District) to R-2 (Suburban Residential District) for proposed lot creation located on a private road.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the proposed zoning change by M. Gabert. Seconded by S. Zastera. Motion carried 5-0.

There was no further testimony on this item.

4: Bahn, Et Al – 1747 & 1743 – Town of Utica – Zoning Change.

Applicant is requesting a zoning map amendment from R-2 (Suburban Residential District) and A-2 (General Agriculture) to R-2 & A-2 for the creation of new parcels.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the zoning change by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

There was no further testimony of this item.

5. Hot Head Properties LLC – 1577 Deerwood Dr – Town of Neenah - Zoning Change.

Applicant is requesting a zoning change from B-3 (Regional Business District) to I-1 (Light Industrial District) for expansion of an existing business).

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the zoning change by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

There was no further testimony of this item.

6. Chikowski, Julie – 8825 Wolf River Rd – Town of Wolf River – Zoning Change.

Applicant is requesting a zoning change from B-2 (Community Business District) to R-1 (Rural Residential) for a single family home.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the zoning change by T. Egan. Seconded by S. Zastera. Motion carried 5-0.

There was no further testimony of this item.

7. Chikowski, Julie 2 – West parking lot at Wolf River Rd & River Ln – Town of Wolf River – Zoning Change.

Applicant is requesting a zoning change from A-2 (General Agriculture) to B-2 (Community Business District) for expansion of an existing use.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the zoning change by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by S. Zastera. Seconded by H. Miller.. Motion carried 5-0.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner