

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

August 4th, 2023

7:30 A.M.

1st 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, Cary Rowe – Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Mary Anne Mueller – Corporation Counsel, Macrina Schry – Summer Legal Intern, Karen Frederick – Court Reporter (via Zoom). Guests present.

The meeting was called to order by John Hinz, Chairperson, at 7:30 A.M.

1. **Metz Fam Tst – 6435 Wiesner Rd S – Town of Winneconne – Conditional Use Permit – Review**

The Committee found no reason to take any action as they were satisfied that all conditions were being met; therefore they determined to move forward with all existing conditions, including the condition of an annual review for three years.

There was no further discussion of this item.

2. **Hot Head Properties LLC – 1577 Deerwood Dr – Town of Neenah – Zoning Change**

C. Rowe explained that the options the Committee had were to send this item back to a public hearing, or forward this back to County Board, as the Committee has already voted for approval.

Motion to forward this item back to County Board by M. Gabert. Seconded by H.M. Motion carried 5-0.

There was no further discussion of this item.

3. **Bahn, Et Al – 1747 & 1743 Burr Oak Rd – Town of Utica – Zoning Change**

The Committee confirmed as to what was being proposed, in that a lot with dual zoning was being split into two parcels, one A-2 (General Agriculture) and the other lot R-1 (Rural Residential).

Motion to refer this item back to County Board by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

There was no further testimony of this item.

4. Kratz, Stephen – Parcels North & South of Duchess Ln, Town of ALGOMA – Zoning Map Amendment (Adjourned from the June Public Hearing)

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by T. Egan, seconded by S. Zastera, to approve the zoning map amendment with findings as submitted. MOTION carried 5-0.

5. Drummond, Jim – 3811 Red Oak Ct, Town of Nekimi – Rural Accessory Building

Zoning Administrator summarized the initial staff report for the committee and explained the exemption for rural accessory buildings in relationship to accessory area allowed on a residential lot.

MOTION by S. Zastera, seconded by T. Egan, to approve the hanger as a rural accessory building. MOTION carried 5-0.

6. WISCOLABS LLC – 416 State Rd 26, Town of Nekimi – Conditional Use Permit

Committee reviewed findings and conditions in order to act on a conditional use permit.

MOTION by S. Zastera, seconded by H. Miller, to approve the conditional use permit with findings as submitted. MOTION carried 5-0.

7. TREEHOUSE PROPERTIES, LLC – 7258 Roys Rd, Town of Winneconne – Conditional Use Permit

Committee reviewed findings and conditions in order to act on a conditional use permit. Committee discussed length of stay, sanitary facilities and type of camping units.

MOTION by M. Gabert, seconded by T. Egan, to approve the conditional use permit with findings and conditions as submitted. MOTION carried 5-0.

8. Cottrell, Steven – 5944 Gibs Rd, Town of VINLAND – Zoning Map Amendment

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by M. Gabert, seconded by H. Miller, to approve the zoning map amendment with findings as submitted. MOTION carried 5-0.

ADJOURNMENT

Motion to adjourn by T. Egan. Seconded by H. Miller.. Motion carried 5-0.

Meeting adjourned at 8:15 A.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner