

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

May 30th, 2023
6:30 P.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, Karen Frederick – Court Reporter.

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

1. 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) for the creation of a new parcel.

B. O'Rourke stated there was no response from the Town.

There was no further testimony on this item.

2. 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) & PDD (Planned Development District) for proposed lot creation located on a private road.

B. O'Rourke stated that there was no response from the Town.

There was no further testimony on this item.

3. 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.

Lyndsay Loklar, 1743 Burr Oak Rd, was sworn and stated she did not have anything to add.

4. 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 Town's response into the record, which recommended approval, with a condition. He also stated that a zoning change cannot contain any conditions, and recommended that the Committee refer this item back to the Town.

Steve Fleming, 1577 Deerwood Dr, was sworn in and explained the request.

H. Miller stated that conditions should be on a site plan.

M. Gabert clarified the existing structures.

S. Zasatera asked for clarification on the use, to which S. Fleming stated that these units would be separate and rented to contractors.

T. Egan asked if the new building would look similar to the existing structures to which S. Fleming stated they would look similar.

Carrie Stern, 1570 Deerwood Dr., was sworn in and said they have been good neighbors but had concerns regarding other uses allowed by this zoning change.

T. Egan asked if delaying this a month would be an issue for the applicant.

The Committee expressed concerns with delaying this item for another 30 or 60 days.

S. Fleming asked that the proposal not be referred back to the Town, and asked that this be moved to a deliberative.

There was a consensus among the Committee to not refer this back to the Town and move the proposal to a deliberative.

There was no further testimony on this item.

5. Scholar Ridge Estates – Parcels South of intersection at County Rd II & Martin Dr – Town of Clayton – Preliminary Plat.

B. O'Rourke stated for the record that this item was adjourned during the viewing meeting, as this item will be on the next public hearing.

There was no further testimony on 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 Town's response for this item which recommended approval.

Julie Chikowski, 8794 Wolf River Rd, was sworn in, and explained the request.

M. Gabert inquired about two structures to which J. Chikowski stated that both structures were not owned by her.

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 Town's response into the record, which recommended approval.

J. Chikowski, already sworn in, explained the request.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by T. Egan. 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

