

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

October 31<sup>st</sup>, 2023  
6:30 P.M.

1<sup>st</sup> Floor Conference Room – County Administration Building  
\* Public Hearing held via Zoom

PRESENT: Supervisors John Hinz - Chairman, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Karen Frederick – Court Reporter.

EXCUSED: Supervisor Tom Egan

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

1. Scholar Ridge Estates – 2689 County Rd II, Town of Clayton– Zoning Map Amendment.

Applicant is requesting a zoning change from "Non-Shoreland" (Town of Clayton zoning jurisdiction) to "R-2 - Shoreland", (Suburban Residential District) ", "R-3 - Shoreland" (Duplex Residential District), & "R-4 - Shoreland" (Multi-Family Residential District) for a proposed development.

B. O'Rourke provided a background of the request; during an on-site inspection by the DNR with regard to a preliminary plat that was being proposed at the above referenced location, they determined that an existing non-navigable drainage ditch was now navigable, placing a portion of the development in a shoreland area. Due to this determination a portion of the proposed development was now placed under County zoning jurisdiction. Therefore, a zoning change was required in order for the shoreland area to be changed to the above-referenced County zoning districts.

The Committee questioned if the Town of Clayton had any concerns or objections; B. O'Rourke stated that the Town had approved the preliminary plat that this Committee approved at their October 6<sup>th</sup> deliberative and was not aware of any objections by the Town.

H. Miller expressed concerns with the neighboring properties now being in a shoreland area and were not notified of the change in zoning jurisdictions, and also confirmed the Town of Clayton had no objections.

B. O'Rourke informed the Committee that an agenda item on their November 10<sup>th</sup> Planning meet would include a discussion and possible action item with regard to conducting a County shoreland zoning change of the adjacent properties that are affected by the DNR's navigability determination.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by H. Miller. Seconded by M. Gabert. Motion carried 4-0.

Meeting adjourned at 6:45 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner