

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

December 2, 2016

7:30 A.M.

3rd Floor Conference Room – County Administration Building

PRESENT: Supervisors Tom Egan, Larry Kriescher, Claud Thompson, Maribeth Gabert, and Robert Keller; Cary Rowe – Zoning Administrator; Candace Bauer - Code Enforcement Officer; and Lynn Egan - Court Reporter.

EXCUSED: None

The meeting was called to order by Supervisor T. Egan, Chairman, at 7:30 A.M.

1. **Alan Hansen et al– Town of Winchester – Zoning Map Amendment**

Applicant is requesting a zoning map amendment to R-1 Rural Residential.

C. Bauer read the staff report/findings. C. Rowe informed the Committee that he had received an email request from the applicant to withdraw his application. C. Rowe added that he was also working with the applicant's attorney in order to resolve the conflicts and concerns relating to the application. The Zoning Administrator's recommendation is to move the application forward in order to allow more time to resolve the concerns. If the applicant's concerns cannot be addressed and he still wishes to withdraw his application, then it will be done before or at the County Board meeting.

Motion by M. Gabert to approve. Seconded by R. Keller.

Committee members discussed their want for the application to continue moving forward. It was noted that T. Egan or another Committee member could address the County Board at the meeting if necessary.

Motion carried 4-0-1 (L. Kriescher abstain).

2. **Westin Land Holdings LLC – Town of Clayton – Conditional Use**

Applicant is requesting a conditional use permit to be allowed to continue to operate an outdoor recreation / entertainment facility in association with the bar.

C. Bauer read the staff report/findings. C. Bauer noted that the conditions included blanks that the Committee members were to discuss and decide upon.

Motion by L. Kriescher to open item for discussion. Seconded by M. Gabert.

T. Egan inquired about advisory condition #1 which proposed to limit those activities to those currently taking place and thereby not allowing all activities allowed under the outdoor recreation and outdoor entertainment uses. T. Egan noted that they were also proposing additional events and concerts. C. Bauer stated that the intent of this condition was to specifically prohibit (unless revising the conditional use permit) other uses such as motocross course, race tracks, etc.. The intent was not to limit temporary events such as concerts or fundraisers.

R. Keller voiced his concern for the amount of activity taking place so near a residential area. The Committee felt that it may be valuable to know the future land use of the area. A small break was taken while C. Bauer verified. Back in session C. Bauer informed the Committee that the whole block/area had a future land use of non-residential (County's plan) and commercial and industrial (Town's plan). It was determined that there are 6 residences to the northeast of the subject parcels.

Committee members inquired if the times presented in the application were the times currently utilized. C. Bauer stated that she could not confirm this. Committee members discussed advisory condition #3, which stated that recreational games shall begin no later than a certain time. Committee members felt that slating a time for this was too open-ended and that they felt more comfortable with simply requiring an end time for all activities.

Motion by L. Kriescher to amend advisory conditions #3 to state "Outdoor entertainment and outdoor recreation to begin no earlier than 7:00 a.m., and be completed no later than 12:00 a.m. midnight, Sunday through Saturday" and #5 to state "Outdoor recreation activities, such as softball, shall take place from April to November". Seconded by M. Gabert

Motion carried 5-0 to amend the advisory conditions.

Motion by L. Kriescher to approve the request with the amendment in conditions. Seconded by R. Keller.

Motion carried 5-0.

3. **Adam Fuss – Town of Poygan – Zoning Map Amendment**

Applicant is requesting a zoning map amendment to A-2 General Agriculture.

C. Bauer read the staff report/findings.

Motion by M. Gabert to approve. Seconded by L. Kriescher.

There was no discussion.

Motion carried 5-0.

ADJOURNMENT

Motion by L. Kriescher to adjourn. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 7:55 A.M.

Respectfully submitted,

Candace Bauer
Recording Secretary