

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

January 29, 2019  
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Rob Keller and Brian Defferding. Cary Rowe - Zoning Administrator, Lynn Egan - court reporter and guests present.

EXCUSED: Supervisors Gabert and Joas

The meeting was called to order by Thomas Egan, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. AF Group, LLC – East of 1762 Leonard Point Rd, Town of Algoma – Plat.
2. AF Group, LLC – East of 1762 Leonard Point Rd, Town of Algoma – Zoning Map Amendment.

Applicant is requesting approval of a preliminary plat for single and two family development. Applicant is also requesting a zoning change from R-1 (Rural Residential) and A-2 (General Agriculture District) to R-2 (Suburban Residential District) and R-3 (Two-family Residential District) for a proposed residential subdivision. Randy Schmeidel – 4040 Stonegate Dr., Oshkosh, was sworn in. Mr. Schmeidel summarized the process the proposed plat and zoning changes have been through since last August. Mr. Schmeidel stated that many of the concerns brought up by neighbors were addressed at numerous meetings including traffic on Leonard Point Rd which, according to DOT, is at fifty percent. Mr. Schmeidel also stated that there are 89 lots proposed of which 17 are for duplexes. Ben Krumenauer – Administrator, Town of Algoma, was sworn in. Mr. Krumenauer stated that the Town Board unanimously approved the zoning changes with R-3 zoning considered low density residential. Jack Richeson – PE, Martenson & Eisele was sworn in to answer any questions regarding the stormwater plan for the development. Committee reviewed the preliminary plat. Mr. Krumenauer stated that the Town Board approved the preliminary plat. Supervisor Defferding asked if an environmental impact study was done for the development. Mr. Schmeidel stated that no study was done. Chairman Egan asked if anyone wished to speak for or against the proposed preliminary plat. There was no additional testimony regarding the preliminary plat. Motion by B. Defferding, seconded by R. Keller to close the preliminary plat portion of the hearing. Motion carried 3-0. Chairman Egan asked if anyone wished to speak for or against the proposed zoning changes. Zoning Administrator stated he received e-mails from the following residents: Richard Gruetzmacher, Frank Barber M.D., John Reiland, Bruce Simon, Susan Clark, Susan Berger (read into record as requested), Christine Christensen, David Weber,

Donald Ellingson and Jane Purse-Wiedenhoeft. Zoning Administrator summarized the e-mails which were in opposition to the zoning change with concerns including but not limited to: R-3 zoning, increased traffic, lot size, renters and drainage. Zoning Administrator also stated he had received a copy of a petition presented at a town meeting which contained 250 signatures opposing the development. Zoning Administrator stated that he had received a resolution from the Town Board of Algoma recommending approval of the zoning map amendment with the following findings: 1) Map amendment does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

### ADJOURNMENT

MOTION made by B. Defferding to adjourn the meeting. Seconded by R. Keller. Motion carried 3-0. Meeting adjourned at 6:53 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary