

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

November 20th, 2019

6:30 P.M.

1st Floor Conference Room – County Administration Building

PRESENT: Supervisors Tom Egan, Robert Keller, Maribeth Gabert, Brian Defferding,
Cory Zibung – Code Enforcement Officer, Lynn Egan - Court Reporter.

EXCUSED: Supervisor Ben Joas.

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

1. Marvin Potratz - 357 Planeview Dr, Town of Nekimi – Zoning Map Amendment

Maribeth Gabert read the legal description of the property and Steve Potratz was then sworn in. Steve discussed the reason for the request as he and his father would like to divide the land to create a lot or two in which to build a new house upon for themselves. The old farm house is getting beyond repair and they have decided to build a new home, but need to rearrange the property lines and part of their property along STH 41 is B-3 zoning with the majority of the remaining zoning on the parcel being A-2. Hence they would like to make it all A-2, General Agricultural Zoning now since split zoning of the parcels is also not allowed.

Cory Zibung noted that the Town of Nekimi approved the request with no findings listed by the town.

2. Dale Voskuil – 1370 County Rd M, Town of Nepeuskun – Zoning Map Amendment

Maribeth Gabert read the legal description of the property. No one present and no discussion on this item.

Cory Zibung noted that no response was received from the Town of Nepeuskun.

3. Robert Retlich – South of 7864 Popowski Rd. – Town of Poygan – Planned Development District

Maribeth Gabert read the legal description of the property. Robert Retlich sworn in and discussed that the purpose of the request was to split a parcel of land owned by him into two lots directly south of his house parcel and on the south side of Popowski Rd, a private road. The supervisors asked why the lots were to be created and Robert said they were going to be created for garage lots and that he would keep one lot (Lot 2) to build a garage and the other lot (Lot 1) would be sold to his adjoining neighbor directly to

the west for them to also use as a garage lot. Robert Keller asked why this was a PDD and Cory stated that the lot being split has frontage on CTH B, a public road and also on Popowski Rd, a private road which would be used to access the lots, hence the county requires a public hearing for creating lots for private road frontage and access concerns. Cory Zibung then discussed the R-2 zoning in which the lots are located and said a house could be built on the property in this zoning district, but it is the intention of the owner to use them as a garage lot which would require the newly created lots to then be deed restricted to their house lots since they are separate parcels divided by the private road. He further stated the deed restriction could be recorded at any time after the lots area created and are under the same ownership, but this normally happens at the time a zoning permit is submitted for a garage on a garage lot meeting the requirements of the zoning ordinance, which the new lots would.

John Wolfgang then sworn in. John stated that he is the neighbor directly to the west and would like to purchase proposed Lot 1 with the intention to use the parcel as a garage lot and has no objection to deed restricting the lot to his house lot directly north of the newly proposed garage Lot 1 as would be required by the Zoning Department.

Cory Zibung then noted the Town of Poygan approved the request with findings.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by Rob Keller. Seconded by Brian Defferding. Motion carried 4-0.

Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Cory Zibung
Code Enforcement Officer