

JULIE A. BARTHELS
Winnebago County Clerk
112 Otter Ave, PO Box 2806
Oshkosh, WI 54903-2806
(920) 232-3430

NOTICE OF COMMISSION, BOARD OR COMMITTEE MEETING

NAME OF COMMISSION

BOARD OR COMMITTEE: Planning and Zoning Committee **

TIME OF MEETING: 7:45 A.M.

DATE OF MEETING: FRIDAY, SEPTEMBER 08, 2023

PLACE OF MEETING: COUNTY ADMINISTRATION BUILDING *
112 Otter Ave, 3rd Floor Conference Rm
Oshkosh WI 54904

* A link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date. The public may observe the meeting but may not participate.

ZOOM MEETING INFORMATION LINK: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

SUBJECT MATTER OF MEETING

PLANNING MEETING

1. Approval of minutes from May 30 (Public Hearing); Jun 9 (Deliberative and Planning); Jun 23 (Viewing); Jun 27 (Public Hearing) July 21 (Viewing); July 25 (Public Hearing); Aug 4 (Deliberative); Aug 25 (Viewing).
2. Public Comments on Agenda Items.
3. Committee discussion and potential action on one or more of the following items:
 - a. Rescinding the Committee's April 14, 2023, vote which approved not sending the Sawyer Creek Floodplain Amendment application to Public Hearing.
 - b. Sending the Sawyer Creek Floodplain Amendment application to Public Hearing.
 - c. Withdrawing the Sawyer Creek Floodplain Amendment application.
4. Discussion on Shoreland Zoning Authority (attachment).
5. Adjournment.

**** This meeting is also being posted as a Committee meeting for: Aviation Committee**

The Committee reserves the right to take up any item on the agenda at any time after the meeting commences.

Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: (920) 232-3430.

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

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

June 9th 2023

6:30 P.M.

3rd 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: Paul Lipphold – 6441 US Hwy 45 – Town of Black Wolf – Conditional Use Review

The Committee conducted an on-site inspection and determined that there were no issues and no complaints, therefore no further action that needs to be taken.

Motion to not require any modification to existing Conditional Use permit by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

There was no further discussion of this item.

2. 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) & Planned Development District for the creation of a new parcel.

B. O'Rourke read the staff report into the record recommending approval.

H. Miller stated that he believes the proposed PPD is not required.

B. O'Rourke stated that the PDD is necessary in order to approve the proposed Certified Survey Map.

Motion to approve the proposed zoning change by T. Egan. Seconded by M. Gabert. Motion carried 3-2 (H. Miller and S. Zastera nay).

There was no further testimony on this item.

3: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) for proposed lot creation located on a private road.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the proposed zoning change by M. Gabert. Seconded by S. Zastera. Motion carried 5-0.

There was no further testimony on this item.

4: 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 fore the creation of new parcels.

B. O'Rourke read the staff report into the record recommending approval.

Motion to approve the zoning change by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

There was no further testimony of this item.

5. 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 staff report into the record recommending approval.

Motion to approve the zoning change by T. Egan. Seconded by M. Gabert. Motion carried 5-0.

There was no further testimony of 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 staff report into the record recommending approval.

Motion to approve the zoning change by T. Egan. Seconded by S. Zastera. Motion carried 5-0.

There was no further testimony of this item.

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 staff report into the record recommending approval.

Motion to approve the zoning change by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by S. Zastera. 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

Planning & Zoning Committee
PLANNING MEETING
County Administration Building – 3rd Floor Conference Room

June 9th, 2023
7:45 A.M.

* Meeting held in person & via Zoom

PRESENT: Supervisors Jon Hinz – Chairman, Tom Egan, Shanah Zastera, Maribeth Gabert, Howard Miller. Brian O'Rourke – Land Use Planner, Daniel Lefebvre – Code Enforcement Officer, Cary Rowe – Zoning Administrator, Jerry Bougie – Planning Director. Mary Ann Mueller – Corporation Counsel. Other guests.

1. Approval of minutes from May 5th (Planning Meeting) May 26th, 2023, (Viewing).

Motion to approve these minutes T. Egan. Seconded by M. Gabert. Motion carried 5-0.

There was no further discussion of this item.

2. Public Forum.

John Smies, attorney from Godfrey and Kahn, made a request for the County to not withdraw its own application for the amendment to include flood storage area in the County's jurisdiction.

Bill Benson, stated he is opposed to the proposed Chapter 23 amendment which would include flood storage areas within Winnebago County jurisdiction.

Steve Goede, City of Oshkosh Public Works, stated that the City is opposed to the Committee withdrawing item number 4 on the agenda. He also asked that the Committee adjourn item 4 to their June Planning meeting.

Jason, owner of Spare Space self storage, 1564 Leonard Pt. road, explained the minor change to his Conditional Use. There is currently 90 left open in phase 1, and would like to construct a half-sided building; the building will be 250' long and 30' wide.

3. Closed Session.

Motion for the Committee to move into a closed session by M. Gabert. Seconded by T. Egan. Roll call vote. T. Egan, aye. M. Gabert, aye. S. Zastera, aye. H. Miller, aye. J. Hinz, aye.

4. Return to open session and return to regular business.

Roll call vote. T. Egan, aye. M. Gabert, aye. S. Zastera, aye. H. Miller, aye. J. Hinz, aye.

5. Committee discussion and potential action on one or more of the following items: a – rescinding the Committee's April 14th, 2023 vote which would approve not sending the Sawyer Creek floodplain amendment to public hearing; b – Sending the Sawyer Creek floodplain amendment to public hearing; c – Withdrawing the Sawyer Creek floodplain amendment.

There was no motion of the Committee with regard to item 5a; there was no motion by the Committee with regard to item 5b; there was no motion of the Committee with regard to item 6c

There was no further testimony of this item.

6. Adjournment.

Motion to adjourn by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

Brian P. O'Rourke, AICP – Recording Secretary

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
VIEWING

June 23rd, 2023

7:30 A.M.

County Administration Building

PRESENT

Maribeth Gabert, Tom Egan, Howard Miller, John Hinz (excused), Shanah Zastera (excused)

Daniel Lefebvre -Assistant Zoning Administrator

ITEMS

The Committee met at 7:30 A.M. at the County Administration Building, then departed to view the following properties:

1. KRATZ, STEPHEN – Parcels North & South of Duchess Ln – Town of Algoma – Zoning Map Amendment
2. METZ FAM TST – 6435 Wiesner Rd S – Town of Winneconne – Conditional Use Permit - Review
3. SCHOLAR RIDGE ESTATES – Parcels South of intersection at County Rd II & Martin Dr - Town of Clayton – Preliminary Plat

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by H. Miller. Motion carried 3-0. Meeting adjourned at 8:55 A.M.

Respectfully submitted,

Daniel R. Lefebvre
Assistant Zoning Administrator

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
PUBLIC HEARING

June 27th, 2023

6:30 P.M.

First Floor Conference Room (120) – County Administration Building

PUBLIC HEARING HELD VIA ZOOM

PRESENT

Supervisors: Maribeth Gabert, Tom Egan, Howard Miller,
John Hinz (excused), Shanah Zastera (excused)

Staff: Daniel Lefebvre – Assistant Zoning Administrator, Brian O'Rourke – Planner,
Caleb Edwards -Code Enforcement Officer, Karen Fredrick -Court Reporter.

The meeting was called to order by Maribeth Gabert – Vice Chairman at 6:30 P.M.
Committee members and staff introduced themselves.

**KRATZ, STEPHEN – PARCELS NORTH AND SOUTH OF DUCHESS LN,
TOWN OF ALGOMA – ZONING MAP AMENDMENT**

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) to
R-2 (Suburban Residential) for the creation of new lots.

Multiple neighboring property owners were opposed to the zoning map amendment, and
addressed concern about traffic, road maintenance fees, use of the future lots, and
construction of the lots.

MOTION made by T. Egan to adjourn the zoning map amendment for one month.
Seconded by H. Miller. Motion carried 3-0.

There was no further testimony on this item.

**SCHOLAR RIDGE ESTATES – PARCELS SOUTH OF INTERSECTION AT
COUNTY RD II & MARTIN DR, TOWN OF CLAYTON – PRELIMINARY
PLAT**

MOTION made by H. Miller to adjourn the zoning map amendment for two months.
Seconded by T. Egan. Motion carried 3-0.

There was no further testimony on this item.

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by T. Egan. Motion carried 3-0. Meeting adjourned at 6:55 P.M.

Respectfully submitted,

Daniel R. Lefebvre
Code Enforcement Officer

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
Friday, July 21, 2023
Parking lot of County Administration Building
112 Otter Ave
Oshkosh, WI

Present: Supervisors: Maribeth Gabert, Tom Egan, Shanah Zastera,
Howard Miller and Cary Rowe – Zoning Administrator

Excused: John Hinz

The meeting was called to order at 7:35 am and the committee viewed the following properties:

1. Drummond, Jim – 3811 Red Oak Ct, Town of Nekimi – Rural Accessory Building.
2. WISCOLABS LLC – 416 State Rd 26, Town of Nekimi – Conditional Use Permit.
3. Treehouse Properties LLC – 7258 Roys Rd, Town of Winneconne – Conditional Use Permit.
4. Cottrell, Steve – 5944 Gibs Rd, Town of Vinland – Zoning Map Amendment.

Meeting adjourned at 9:05 am.

Respectfully submitted,

Cary Rowe
Recording Secretary

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 25, 2023

6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, John Hinz – Chairman, Tom Egan, Maribeth Gabert, Shanah Zastera and Howard Miller. Cary Rowe - Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator, Karen Fredrick – Court Reporter and guests present.

*Public Hearing held via Zoom

The meeting was called to order by John Hinz – Chairman at 6:30 P.M. Supervisor Hinz explained the meeting protocol for virtual attendance. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Kratz, Stephen – Parcels North & South of Duchess Ln, Town of Algoma – Zoning Map Amendment (Adjourned from June Public Hearing).

Applicant is requesting a zoning map amendment to R-2 (Suburban Residential District) to create residential lots. Jeff Somers – 1556 Milton Circle, Oshkosh, was sworn in. Mr. Somers asked if a certified survey map was done on the property. The Zoning Administrator stated that a csm had been submitted to the zoning office for review, but the map was not part of the hearing process as the map is reviewed and approved separately by the town and the county. The Zoning Administrator also stated that the Algoma Town Board approved the zoning map amendment with the following findings: 1) Town has an adopted land use plan. 2) Action agrees with town land use plan. There was no additional testimony and this portion of the hearing was closed.

2. WISCOLABS LLC – 416 State Rd 26, Town of Nekimi – Conditional Use Permit.

Applicant is requesting a conditional use permit to expand an existing commercial kennel. Matt Mokler – 431 W 10th, Oshkosh, was sworn in. Supervisor Egan asked Mr. Mokler if he was putting on an addition. Mr. Mokler stated that he was constructing a new separate building that will contain a pool and that the existing pool on the property was just a temporary set up. The Zoning Administrator stated that the Nekimi Town Board approved the conditional use request. There was no additional testimony and this portion of the hearing was closed.

3. Treehouse Properties, LLC – 7258 Roys Rd, Town of Winneconne – Conditional Use Permit.

Applicant is requesting a conditional use permit for a campground. Michael Losse – 5887 T Bar Ln, Winneconne, was sworn in. Mr. Losse asked if it was a business, who the managing members are, who the owners of 7250 are and if there were any traffic studies done. Daniel Aronson – 7160 Roys Rd, Winneconne was sworn in through Zoom. Mr. Aronson stated that he and his wife are the managing members of the campground, his brother and sister-in-law are the owners of 7250 Roys Rd, there were no traffic studies done and that there will be a maximum of four groups of 2-3 people and five cars on site. Mr. Losse also asked Mr. Aronson if domestic waste has been addressed. Mr. Aronson stated that a person had been hired to design a mound system with a septic tank. Mr. Aronson also stated that the existing building on the property houses four occupants. Supervisor Gabert expressed concerns about the length of stay. Supervisor Zastera asked Mr. Aronson if he addressed drugs, drinking and sex offender screening. Mr. Aronson stated that he did not. The Zoning Administrator stated that the county health department licenses campgrounds. The Zoning Administrator also stated that the Winneconne Town Board approved the conditional use request with the following findings and conditions: Findings: 1) No negative impact on town. Conditions: 1) Maximum units 4. There was no additional testimony and this portion of the hearing was closed.

4. Cottrell, Steven – 5944 Gibbs Rd, Town of Vinland – Zoning Map Amendment.

Applicant is requesting a zoning map amendment from R-1 (Rural Residential) to A-2 (General Agriculture) as a condition of csm approval. Steve Cottrell – 5944 Gibbs Rd, Oshkosh, was sworn in. Supervisor Egan asked Mr. Cottrell if he was enlarging the lot to put up a pole building. Mr. Cottrell stated that he was going to put up a pole building. The Zoning Administrator stated that the zoning office had not received any correspondence from the town. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

August 4th, 2023

7:30 A.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, Cary Rowe – Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards – Code Enforcement Officer, Mary Anne Mueller – Corporation Counsel, Macrina Schry – Summer Legal Intern, Karen Frederick – Court Reporter (via Zoom). Guests present.

The meeting was called to order by John Hinz, Chairperson, at 7:30 A.M.

1. **Metz Fam Tst – 6435 Wiesner Rd S – Town of Winneconne – Conditional Use Permit – Review**

The Committee found no reason to take any action as they were satisfied that all conditions were being met; therefore they determined to move forward with all existing conditions, including the condition of an annual review for three years.

There was no further discussion of this item.

2. **Hot Head Properties LLC – 1577 Deerwood Dr – Town of Neenah – Zoning Change**

C. Rowe explained that the options the Committee had were to send this item back to a public hearing, or forward this back to County Board, as the Committee has already voted for approval.

Motion to forward this item back to County Board by M. Gabert. Seconded by H.M. Motion carried 5-0.

There was no further discussion of this item.

3. **Bahn, Et Al – 1747 & 1743 Burr Oak Rd – Town of Utica – Zoning Change**

The Committee confirmed as to what was being proposed, in that a lot with dual zoning was being split into two parcels, one A-2 (General Agriculture) and the other lot R-1 (Rural Residential).

Motion to refer this item back to County Board by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

There was no further testimony of this item.

4. Kratz, Stephen – Parcels North & South of Duchess Ln, Town of ALGOMA – Zoning Map Amendment (Adjourned from the June Public Hearing)

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by T. Egan, seconded by S. Zastera, to approve the zoning map amendment with findings as submitted. MOTION carried 5-0.

5. Drummond, Jim – 3811 Red Oak Ct, Town of Nekimi – Rural Accessory Building

Zoning Administrator summarized the initial staff report for the committee and explained the exemption for rural accessory buildings in relationship to accessory area allowed on a residential lot.

MOTION by S. Zastera, seconded by T. Egan, to approve the hanger as a rural accessory building. MOTION carried 5-0.

6. WISCOLABS LLC – 416 State Rd 26, Town of Nekimi – Conditional Use Permit

Committee reviewed findings and conditions in order to act on a conditional use permit.

MOTION by S. Zastera, seconded by H. Miller, to approve the conditional use permit with findings as submitted. MOTION carried 5-0.

7. TREEHOUSE PROPERTIES, LLC – 7258 Roys Rd, Town of Winneconne – Conditional Use Permit

Committee reviewed findings and conditions in order to act on a conditional use permit. Committee discussed length of stay, sanitary facilities and type of camping units.

MOTION by M. Gabert, seconded by T. Egan, to approve the conditional use permit with findings and conditions as submitted. MOTION carried 5-0.

8. Cottrell, Steven – 5944 Gibs Rd, Town of VINLAND – Zoning Map Amendment

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by M. Gabert, seconded by H. Miller, to approve the zoning map amendment with findings as submitted. MOTION carried 5-0.

ADJOURNMENT

Motion to adjourn by T. Egan. Seconded by H. Miller.. Motion carried 5-0.

Meeting adjourned at 8:15 A.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner

Winnebago County
Planning & Zoning committee

VIEWING

August 25th, 2023

7:30 A.M.

112 Otter Ave – Winnebago County Administrative Building
Oshkosh, WI

PRESENT: Supervisors Tom Egan, Maribeth Gabert, Howard Miller, Shanah
Zastera, John Hinz. Brian O'Rourke – Land Use Planner.

The following properties were viewed by the Committee:

PUTZER, JOHN – 2679 Lost Ln – Town of RUSHFORD – Special Exception

Meeting adjourned at 8:15 AM

Respectfully submitted,

Brian O'Rourke, AICP – Land Use Planner
Recording Secretary

Review and Discuss Shoreland Zoning Policy

If we as a county are serious about wanting to reduce cost, it is necessary for each committee and each department to take a look at what is being done and see if it is needed.

It seems to me when it comes to shoreland zoning there is a lot of duplication of effort between the county and the towns.

Example:

We recently reviewed a property on Center Road in the Town of Clayton, the applicant was Winagamie Inc. The CSM vacated a proposed road and redivided 5 parcels into 4 parcels. The land was also being rezoned from R-2 to R-1. A portion of the property was in shoreland zoning.

Action taken by County:

- Sent a person out to post a rezoning sign
- Committee visited the property
- Held public hearing
- Held deliberation meeting
- Sent person out to remove rezoning sign

Action taken by Town of Clayton:

- Held public hearing on rezoning
- Held public hearing on vacating road
- Clayton Planning Commission action on CSM, rezoning, and vacating road
- Clayton Town Board action on CSM, rezoning, and vacating road

The way I read the county shoreland code it states there is joint authority between the county and the town, with the more restrictive code prevailing.

Winnebago County Code: Chapter 27: 2.5 (2)

(§ 59.692(2)(b), Stats.) If an existing town ordinance relating to shorelands is more restrictive than this ordinance or any amendments thereto, the town ordinance continues in all respects to the extent of the greater restrictions but not otherwise.

Discussion:

- Should towns have first responsibility for shoreland zoning?
- Are there statutes that would prohibit this?
- Are there changes that would be required by town or county zoning code?
- Can the county eliminate the public hearings on shoreland zoning?