

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

March 26, 2013  
6:30 P.M.  
Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Claud Thompson, Larry Kriescher Maribeth Gabert. Cary Rowe, Zoning Administrator.  
Guests present.

EXCUSED: Thomas Egan

The meeting was called to order by Patrick Brennand, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure and stated that protests for rezoning must be made 24 hours prior to the County Board meeting.

1. Harold Jacobsen – 9161 Riverview Ln, Town of Wolf River – Conditional Use (adjourned from January 29, 2013 public hearing)

Applicant is requesting a conditional use permit to erect a wind turbine which will be connected to the grid (major utility) in an R-1 zoning district (Rural Residential District). Jason Johnson – 1421 Churchill St, Waupaca, was sworn in. Mr. Johnson presented a signed petition of those in favor of the wind turbine to the committee. Supervisor Gabert asked Mr. Johnson about the noise and height of the wind turbine. Mr. Johnson equated the noise to quiet conversation in a library and said the turbine is approximately 40-ft or less and is hinged in a manor that confines it to within the Jacobson property when fully lowered. Barbara Harmon – 8981 Riverview Ln, Fremont, was sworn in and spoke in opposition of the conditional use request and also stated not everyone on Riverview Ln was notified. Debbie Brown – 9043 Riverview Ln, Fremont, was sworn in. Ms. Brown spoke in opposition to the conditional use request and asked Mr. Johnson if lighting was required because of the height. Mr. Johnson stated that lighting was not required. Audrey Glatz – 9185 Riverview Ln, Fremont, was sworn in and spoke in opposition of the conditional use request. Josh Levitas – 9171 Riverview Ln, Fremont, was sworn in. Mr. Levitas spoke in opposition of the conditional use request with concerns about location in the hydraulic shadow, wind speeds relative to strength of turbine and setbacks to lot lines. Frank Burnett – 9177 Riverview Ln, Fremont, was sworn in and spoke in opposition of the conditional use request. Vicki Olejnik – 9035 Riverview Ln, Fremont, was sworn in and spoke in opposition to the conditional use request. Jason Johnson answered questions raised by those in opposition. Supervisor Gabert asked how long Riverview Lane was and approximately how many residents lived on the road. Riverview Lane residents said the road was about a mile long and approximately 65 residents lived on the road. Zoning Administrator stated that the received five letters in opposing the conditional use request and that the Wolf River

Town Board approved the conditional use request with the following conditions: 1) The entire at its highest point is less than 40 feet tall. 2) Meets all setback requirements as put for by Winnebago County Zoning Ordinances. 3) Meets of exceeds the maximum decibel rating as stated by the manufacturer. Zoning Administrator advised the audience and the committee that the PSC established regulations for wind turbines and those municipalities can only regulate and not prohibit wind turbines. There was no additional testimony and this portion of the hearing was closed.

2. Dennis Ferguson – 4844 County Rd T, Town of Oshkosh – Zoning Change

Applicant is requesting a zoning change to R-1 (Rural Residential District) to create a residential lot. No one was present to speak on this agenda item. Zoning Administrator stated that the Oshkosh Town Board approved the zoning change with the following findings; 1) Town does have an adopted land use plan. 2) Action does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

3. Richard Gabert & Thomas Rusch – NE of 4578 Green Valley Rd, Town of Oshkosh – Zoning Change

Applicant is requesting a zoning change to B-3 (General Business District) for future commercial development. Russ Reff – 217 Ceape Ave, Oshkosh was sworn in. Mr. Reff explained the re-zoning request. Zoning Administrator stated that the Oshkosh Town Board approved the zoning change with the following findings; 1) Town does have an adopted land use plan. 2) Action does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by C. Thompson. Motion carried 4-0. Meeting adjourned at 7:13 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary