

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
February 23, 2011
6:30 P.M.
Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Claud Thompson, Jeanette Diakoff, Joanne Sievert, and Thomas Egan. Cary Rowe, Zoning Administrator. Guests present.

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. NC Potratz, Nick Potratz, and Tina Schettle, 3800 Potratz Hill & 3829 Potratz Hill, Town of Omro – Zoning Change.

Applicant is requesting a zoning change to R-3 to reconfigure two existing residential lots. Nate Potratz - 5317 State Rd 21, Omro, was sworn in. He explained the rezoning request which was due in part, to a new road going through just south of the existing lots. Zoning Administrator stated that he received a resolution from the Town Board of the Town of Omro approving the rezoning request with the following findings: 1) The Town does have an adopted land use plan. 2) The requested zoning change does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

2. Martin Nikodem, 4069 Winnegamie Dr, Town of Clayton – Zoning Change.

Applicant is requesting a zoning change to R-1 to create two residential lots. Martin Nikodem – 4085 Winnegamie Dr, Neenah, was sworn in. He explained the rezoning request which he believed to be required because of restricted driveway locations by the town. Zoning Administrator explained to Mr. Nikodem that the zoning change was required as a condition of certified survey map approval. Zoning Administrator then stated that he received a resolution from the Town Board of the Town of Clayton approving the rezoning request with the following findings: 1) The Town does have an adopted land use plan. 2) The requested zoning change does agree with the adopted plan. 3) Compliant with the Town's adopted Comprehensive Land Use Plan. 4) Consistent with the Town's Approved Official Map. 5) Consistent with the County Zoning Code. There was no additional testimony and this portion of the hearing was closed.

3. Timothy Pociask, 9020 N Center Rd, Town of Clayton – Conditional Use.

Applicant is requesting a conditional use to erect a wind turbine for the purpose of generating electricity and connecting to the grid. Timothy Pociask – 9020 N Center

Rd, Neenah, was sworn in. Randy Fowler – Kettle View Renewable Energy, was sworn in. Mr. Pociask explained his request for the conditional use for the wind turbine which will be connected with Wisconsin Public Service. Mr. Fowler described the wind turbine which is 120-ft high with a 42-ft blade. Supervisor Egan asked Mr. Fowler how much noise is generated by the turbine. Mr. Fowler stated that the blades rotate at 56 rpm and the noise at the base of the turbine is less than 50 decibels. Supervisor Sievert asked Mr. Fowler about the structural aspects of the turbine. Mr. Fowler stated that engineers have designed the turbine to withstand 110 mph winds. Zoning Administrator stated that he received a resolution from the Town Board of the Town of Clayton approving the conditional use request with the following findings: 1) The Town does have an adopted land use plan. 2) The requested zoning change does agree with the adopted plan. 3) Compliant with the Town's adopted Comprehensive Land Use Plan and Approved Official Map. Conditions: 1) That the Plan Commission and the Town Board agree that the project does not need a Site Plan Approval pursuant to the Town's Site Plan Approval Ordinance. 2) That the owner shall take appropriate measures to ensure that a wind turbine is not readily climbable except by authorized personnel. 3) That the applicant installs any and all lighting (on the tower or the turbine) required by the Wisconsin Bureau of Aeronautics and/or the Federal Aviation Administration. 4) That the applicant has all Town and County permits, including building permits, in place prior to the start of construction. 5) That the wind turbine and related tower have a setback of 1.1 times the 141-foot maximum height of the fully-extended blade tip of the turbine. The setback shall be measured from the base of the turbine tower to the nearest non-participating structure. 6) That the project owner agrees to a 540-day, no use, decommission clause in the Conditional Use Document. 7) The owner may not construct wind energy system facilities within existing line-of-sight communication paths that are used by government or military entities to provide services essential to protect public health and safety. 8) The owner may not display advertising material or signage other than warnings, equipment information, or indication of ownership on a wind turbine. 9) The owner may not attach any flag, decorative sign, streamers, pennants, ribbons, spinners, fluttering, or revolving devices to a wind turbine. 10) The owner shall ensure that a wind turbine has a conventional or unobtrusive finish. 11) The owner shall ensure that all wind turbine access panels and electrical equipment are locked when authorized personnel are not present. 12) The owner shall place appropriate warning signage on or at the base of the wind turbine. 13) The owner shall construct, operate, repair, maintain, and replace wind energy system facilities as needed to keep the wind energy system in good repair and operating condition and in a manner that protects individuals from injury. 14) That the project is approved by any and all units of government having jurisdiction prior to the start of construction. 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 J. Diakoff. Motion carried unanimously. Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary