

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

August 31, 2010

6:30 P.M.

Lounge Room – Courthouse

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

ABSENT: Claud Thompson

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. Michael Poole / Duane Howard, 9351 Maple Ln & 9420 Manu Rd, Town of Winchester – Conditional Use (Adjourned from July PH).

The conditional use request was for an extraction site for sand and gravel to be used for fill. Zoning Administrator stated that he received a request from the Town of Winchester to adjourn this item for 30-days in order to do some additional fact finding and get additional public input. T. Egan questioned why this item had to be adjourned again since the town has had several months to take action on this item. Motion by J. Diakoff to adjourn this item to the September public hearing. Seconded by J. Sievert. Motion by T. Egan to amend motion to specify this would be the last adjournment of this item. Seconded by J. Sievert. Motion carried 4-0-1 (C. Thompson absent). There was no additional testimony and this portion of the hearing was closed.

2. Julie Konig, 2920 Oakwood Ln, Town of Algoma – Conditional Use.

The conditional use request is for excavating a steep bank in a shoreland district along the lake shore. John Konig – 2920 Oakwood Ln, Oshkosh, was sworn in. He explained the conditional use request. Zoning Administrator asked Mr. Konig what the proposed finished slope would be and how the excavating would blend in with the side lot lines. Mr. Konig stated that a landscape architect would be designing the details of the plan which would include slopes that would be stable and would minimize erosion. He also stated that he spoke with a concerned neighbor with regard to access by equipment and the neighbor was satisfied with the proposed plan for excavating. Zoning Administrator stated the zoning office had not received any response from the town. There was no additional testimony and this portion of the hearing was closed.

3. Tidy View Dairy, W of 2250 E Scott St, Town of Omro – Zoning Change.

Applicant requested a zoning change from R-1 to A-2 to eliminate dual zoning as a condition of csm approval. Applicant or someone representing the applicant was not present at the hearing. Zoning Administrator explained the rezoning request which was a condition of csm approval. Chairman Brennand stated that he did not understand why the applicant would not include other properties with dual zoning on this application. Zoning Administrator stated the zoning office received a letter from Omro Town Board approving the rezoning request with the following findings: 1) Town does have an adopted land use plan. 2) Action does agree with adopted Town Plan. There was no additional testimony and this portion of the hearing was closed.

4. American Bank, Sunshine Harbour Condominium Plat, Town of Winneconne – Conditional Use.

The conditional use request is for amending an existing conditional use permit for development of single family dwellings with private on-site sewage disposal systems. Jim Smith of Martenson and Eisele was sworn in. Mr. Smith explained the request which included creating new units and combining existing units within the existing development. He also stated that the total number of units (50) will remain the same as originally approved in the conditional use permit. Harvey Rengstorf, 6716 Wentzel Shore Rd, Winneconne, was sworn in. Mr. Rengstorf questioned the location of proposed driveways and stated that while the town does not have authority over driveway location on a town road, the town would prefer driveway access to the town road be limited. Dan Lenz of American Bank was sworn in. He summarized the proposal for the development. The Zoning Administrator asked Mr. Lenz about the status of the revised and/or new drainage plan. Mr. Lenz stated he wanted to see if the proposal would be approved before he proceeded any further. Zoning Administrator advised Mr. Lenz that the Planning and Zoning Committee would not be in a position to approve the conditional use without knowing if a drainage plan can be approved due to potential lot reconfiguration to accommodate the drainage plan. Nancy Gram, 6688 Wentzel Shore Rd, Winneconne, was sworn in. Ms. Gram wanted to see the concept and questioned where single family dwellings were already constructed. The Zoning Administrator stated the zoning office received a letter from Winneconne Town Board approving the conditional use request with the following findings: 1) Town does have an adopted land use plan. 2) Action does agree with adopted Town Plan. The committee asked Mr. Lenz if he would like to adjourn this item in order to get more information about the drainage plan. Mr. Lenz agreed to adjourn this item for 30-days. Motion by J. Sievert to adjourn this item to the September public hearing. Seconded by T. Egan. Motion carried 4-0-1 (C. Thompson absent). There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by J. Diakoff to adjourn the meeting. Seconded by T. Egan. Motion carried 4-0-1 (C. Thompson absent). Meeting adjourned at 7:33 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary