

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
JULY 28, 2009 6:30 P.M.
LOUNGE ROOM – COURTHOUSE

PRESENT: Supervisors, Pat Brennand - Chairman, Claud Thompson, Jeanette Diakoff, Joanne Sievert, and Tom Egan. Eric Rasmussen, Code Enforcement Officers. Guests present.
EXCUSED: None

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

1. William Monteith, Island View Dr, Town of Oshkosh – Zoning Change

There was no one present to represent the owner or applicant.

Zoning Officer read a resolution from the Town of Oshkosh approving the Zoning Change.

Chuck Riese was sworn in. He had questions regarding drainage and how many homes could be built on the lots. Zoning Officer explained drainage will be addressed through an erosion control permit. They are creating one additional lot and correcting the zoning on two others.

Judy Riese was sworn in and asked what a CSM was.

There was no additional testimony and this portion of the hearing was closed.

2. Kuehnl Farms, Between 2707 & 2604 Larsen Rd and approximately ¼ mile from the intersection of Oakwood Ave & Larsen Rd, Town of Clayton – Zoning Change

Steve Kuehnl was sworn in he explained that they were proposing changing the Zoning from A-1 to A-2 and would continue the agricultural use.

There was no additional testimony and this portion of the hearing was closed.

3. Grundy Enterprises, SE corner of County Rd Y & County Rd T, Town of Oshkosh – Conditional Use

No one was present representing the applicant.

Zoning Officer read a resolution from the Town of Oshkosh approving the Conditional Use.

The committee discussed the navigable stream on the property and whether the old Conditional Use was still valid and if anything needed to be done with it.

There was no additional testimony and this portion of the hearing was closed.

4. Rusch / Gabert , E & W side of US Highway 41, N of Snell Rd, Town of Oshkosh – Conditional Use

Bob Fales was sworn in. They were the successful bidder on the Snell Rd overpass project and will also be working on the Highway 41 causeway. The conditional use is for a barrow pit for these projects.

Zoning Officer read a resolution from the Town of Oshkosh approving the Conditional Use.

The committee discussed fencing the reclamation. Mr. Fales said the reclamation was being approved by the DOT and the DNR and those issues would be addressed.

There was no additional testimony and this portion of the hearing was closed.

5. Nature Conservancy, W side of Rush Lake at the end of a private drive located just S of 718 County Rd E, Town of Nepeuskun – Zoning Change

Michael Moe was sworn in. He is the surveyor working on the lot reconfiguration that is necessitating the Zoning Change.

Staff explained that there were no new lots being created but the lot lines are being reconfigured and one of the lots would not meet the size standards for the current zoning. Also discussed was the Land Use Plan and development in R-1, R-2, and A-2 Zoning.

Gene McEssey was sworn in. He owns the property south of the proposed lot reconfiguration. He asked where the proposed lots would be located.

Michael Moe explained that currently there are 3 lots and the proposal still shows 3 lots.

The committee questioned the rezoning if all the lots currently meet the 5 acre minimum size for A-2 zoning. One of the proposed lots will not meet the size requirements for A-2 or the width requirements for R-1 so it must be rezoned to R-2. The lots have not been officially created because the CSM can not be approved unless the Zoning Change is approved.

Michael Moe stated that the owners are not planning on selling the land; there is an agreement between the current owner and the DNR.

The committee discussed what a government lot is and how the name “Nature Conservancy” and creating smaller lots contradict each other.

Gene McEssey stated he thought the proposal to add more land to the Hunzinger property may be to allow a greater buffer to the public hunting lands.

Zoning Officer read a resolution from the Town of Nepeuskun for denial of the Zoning Change.

Michael Moe stated that they were not present at the Town meeting and had no knowledge of concerns from the Town.

J. Diakoff made a MOTION to adjourn the item 30-days for the applicant and the Town to discuss the concerns. C. Thompson seconded. Motion carried 3-2 (Opposed - T. Egan and J. Sievert).

Michael Moe stated the applicant does not want to go against Town because they hope to work with them in the future.

Gene McEssey asked if the property could be rezoned anything other than residential.

There was no additional testimony and this portion of the hearing was closed.

Adjournment

Motion by J. Diakoff to adjourn the meeting. Seconded by T. Egan. Motion carried 5-0 and the meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Eric Rasmussen
Recording Secretary
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