

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

May 28, 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. R2 Realty LLC – 708 N 9<sup>th</sup> Street, Town of Winneconne – Conditional Use

Applicant is requesting a conditional use permit to fill and grade in a shoreland zoning district. Robert Larson – 221 N 10<sup>th</sup> Ave, Winneconne, was sworn in. Mr. Larson explained his request to fill and grade the property for future development. Wendy Stachowiak – 825 N 9<sup>th</sup> St, Winneconne, was sworn in and spoke in opposition of the conditional use request due to existing drainage problems in the vicinity of the project. Mr. Stachowiak presented pictures to the committee depicting drainage problems dating back to 1954. Brent Jalonen – 209 Olde Pully Ln, Neenah, was sworn in. Mr. Jalonen explained the existing drainage patterns on the property and stated that an erosion control permit was issued for the project which maintained existing drainage patterns on the property. Mr. Jalonen also stated future development will require drainage to be addressed as well. Dennis Bonn – 2 Admirals Way, Winneconne, was sworn in and asked the applicant about the grade. Mr. Jalonen stated that when the structure is constructed the finished grade around the structure has to be at least one foot above the crown of the road. Doug Bird – 815 N 9<sup>th</sup> St, Winneconne, was sworn in. Mr. Bird spoke in opposition of the conditional use request with concerns about drainage. Wendy Stachowiak again stated that she was opposed to the conditional use request because of existing drainage problems on her property. Zoning Administrator stated that the Winneconne Town Board referred request to DNR for review and approval. There was no additional testimony and this portion of the hearing was closed.

2. Dennis Stearns – 5720 County Rd K, Town of Omro – Conditional Use

Applicant is requesting a conditional use permit for a personal storage facility. Dennis Stearns – 5720 County Rd K, Omro was sworn in. Mr. Stearns stated that he was requesting a conditional use permit for a personal storage facility utilizing

existing buildings on commercially zoning property. Zoning Administrator stated that Mr. Stearns' explanation was correct in that no new buildings were proposed as initially believed by the Zoning Administrator. Zoning Administrator also stated that the Omro Town Board did not respond. There was no additional testimony and this portion of the hearing was closed.

3. Janet Treleven – 6009 State Rd 21, Town of Omro – Zoning Map Amendment

Applicant is requesting a zoning change to A-2 (General Agriculture District) to eliminate multiple zoning districts on one parcel. Janet Treleven – 627 E Larrabee St, Omro, was sworn in. Ms. Treleven explained the re-zoning request. Zoning Administrator stated that the Omro Town Board did not respond. There was no additional testimony and this portion of the hearing was closed.

4. Winnebago County, Winnebago County Zoning Code (Chapter 23) of the Winnebago County General Code – Text Amendments

Applicant is requesting text amendments to the Winnebago County Zoning Code (Chapter 23 of the Winnebago County General Code). Zoning Administrator stated several amendments were being made to the code and that the zoning office held an informational meeting on May 7, 2013 regarding the amendments to the code. All Town Chairman and the original Steering Committee members involved with the re-write of the code were invited. Zoning Administrator also entered a complete updated copy of Chapter 23 with amendments and wind and solar energy language labeled exhibit 1 into the record. Zoning Administrator stated that the advisory Towns of Nepeuskun, Poygan, Rushford and Utica approved the proposed text amendments and the advisory Town of Vinland abstained from taking any action on the proposed text amendments. Zoning Administrator also stated that the zoning office received correspondence from Michael Vickerman of Renew Wisconsin and James K. Funk of Energize LLC opposing the solar energy language because it was too restrictive. Zoning Administrator advised committee to adjourn this item to the June public hearing so that there is still an opportunity for remaining towns to respond. The four towns still remaining under county zoning jurisdiction had not responded. Motion by L. Kriescher, seconded by C. Thompson, to adjourn this portion of the hearing to the June public hearing. Motion carried 4-0-1 (Egan excused). There was no additional testimony.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by M. Gabert. Motion carried 4-0-1 (Egan excused). Meeting adjourned at 7:10 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary