

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**Public Hearing**

September 29<sup>th</sup>, 2015  
6:30 P.M.

Room 408 – County Administration Building

PRESENT: Supervisors Tom Egan, Chairman, Larry Kriescher, Robert Keller, Claud Thompson, Maribeth Gabbert, Brian P. O'Rourke, Associate Planner, Karen Frederick, Court Reporter.

The meeting was called to order by T. Egan, Chairperson, at 6:30 P.M.

1. Fox Valley Huntsmens and Fishermens Club – 5934 County Rd E, Town of Omro – Zoning Map Amendment.

Applicant is requesting a Zoning Map Amendment/Zoning Change from A-2 (General Agriculture), B-2 (Community Business), & R-1 (Rural Residential) to A-2 (General Agriculture) to eliminate multiple zoning districts for the construction of an agricultural storage building.

Al Longwirth was sworn in and explained the proposal. He also indicated that the club does some farming/cropping on the site.

B. O'Rourke stated that there was no correspondence from the Town.

There was no further testimony on this item.

2. Michael Butler – W of 9105 Eureka Lock Rd, Town of Rushford – Conditional Use Permit.

Applicant is requesting a conditional use permit for the construction of a pond in a shoreland district in order to use the spoils and fill for the creation of a single family home.

Michael Butler was sworn in and explained the request. He indicated that a wetland delineation was done and that the pond would be located within the wetland; the Department of Natural Resources has also issued a permit for the proposed pond.

Chuck Tamer was sworn in. He was opposed to the proposed pond due to potential flooding and fish being moved from the pond to the river.

M. Butler stated that he had no intention of putting fish in the pond.

B. O'Rourke stated that the Town has approved, with no conditions.

There was no further testimony on this item.

3. Thomas Blank et al – E of Richter Ln, Town of Winchester – Zoning Map Amendment.

Applicant is requesting a Zoning Map Amendment/Zoning Change from A-2 (General Agriculture) to R-2 (Suburban Residential) in order to create garage lots. There was no further testimony on this item.

Tom & Regis Blank were both sworn in and explained the request. They intend on splitting the existing parcels into garage lots. They will also be clearing the low hanging trees and will eventually place fill on the lots at the time of any garage construction.

Curt Meyer was sworn in. He stated that he is there on behalf of his elderly father and read a statement from him into the record. The statement indicated his father was opposed to the proposed zoning change due to the existing privacy and natural habitat. C. Meyer asked whether the lots would front on both Richter Ln and Trauba Rd.

R. Blank stated that the lots they intend to create would front on both roads.

Craig Moratz was sworn in. He stated that he is opposed to the proposed zoning change due to the potential flooding and increase in traffic. He also questioned if they could develop the lots into residences once the zoning change is approved.

B. O'Rourke that the owners could develop residences on the property now if they so desired, but that any new lot creation would only be allowed for garage lots.

Both C. Meyer and C. Moratz were opposed to and made statements in opposition of new lots and flooding, therefore B. O'Rourke reminded the Committee that this is a zoning change request, and that there is no proposed development or proposed Certified Survey Map to review therefore they should only focus on the zoning change being requested.

There was no further testimony on this item.

4. Winnebago County Zoning Department – Chapter 23 Text Amendment.

Applicant is requesting Text Amendments to the Winnebago County Zoning Code (Chapter 23) of the Winnebago County General Code. A complete text is on file with the Winnebago County Zoning Office.

B. O'Rourke explained the proposed amendments; one amendment was to include language that allows the County to issue permits for structures within an Officially Mapped Right-of-Way so long as the governmental authority grants the County permission; all other amendments were a requirement of the Department of Trade, Agriculture and Consumer Protection's certification of the County's zoning ordinance.

There was no further testimony on this item.

#### ADJOURNMENT

Motion to adjourn by L. Kriescher. Seconded by M. Gabert. Motion carried 5-0.

Meeting adjourned at 7:40 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Associate Planner