

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE

November 4th, 2022

7:30 A.M.

3rd Floor Conference Room – County Administration Building

* Deliberative held via Zoom and in-person

PRESENT: Supervisors John Hinz - Chairman, Tom Egan, Maribeth Gabert, Howard Miller, Shanah Zastera, Brian P. O'Rourke - Land Use Planner, Daniel Lefebvre – Code Enforcement Officer, Karen Frederick – Court Reporter.

The meeting was called to order by John Hinz, Chairperson, at 7:30 A.M.

1. Green Meadows Enterprises LLC – 4304 County Rd N, Town of Nekimi – Conditional Use Permit.

Applicant is requesting a Conditional Use Permit for expansion of an existing use.

B. O'Rourke read the staff report into the record which recommended approval of the C.U.P. with conditions.

There was a consensus of the Committee to amend condition number 3.

Motion to approve conditional use permit with conditions, and amend condition number 3 and include a 4th condition, to now read as follows: condition number 3 is "the applicant and/or owner shall contact the Winnebago County Planning & Zoning Department for notification of a completed project in relation to this C.U.P"; the 4th condition shall read "The Winnebago County Planning & Zoning Committee will conduct a review of this C.U.P. within 60 days of said notification", by S. Zastera. Seconded by T. Egan. Motion carried 5-0.

There was no further testimony on this item.

2. Storage in Black Wolf LLC – 3691 Fond du Lac Rd, Town of Black Wolf – Conditional Use Permit.

Applicant is requesting a Conditional Use Permit to operate a personal storage facility.

B. O'Rourke read the staff report into the record which recommended approval with conditions.

Motion to approve the proposed conditional use permit with conditions, with an amendment of proposed condition number 3, and add a 4th condition reading identically to condition numbers 3 and 4 in the previously approved C.U.P. by S. Zastera. Seconded by M. Gabert. Motion carried 5-0.

There was no further testimony on this item.

3. Storage in Black Wolf LLC – 3691 Fond du Lac Rd, Town of Black Wolf – Zoning Map Amendment.

Applicant is requesting a zoning map amendment from B-2 (Community Business District) to B-3 (General Business District) to eliminate dual zoning and develop storage units.

B. O'Rourke read the staff report into the record which recommended approval of the proposed zoning map amendment.

Motion to approve the proposed zoning map amendment by S. Zastera. Seconded by M. Gabert. Motion carried 5-0.

There was no further testimony on this item.

4. Timothy Zillges et al (previously Matt Ziegenhagen et al) – 3956 Reighmoor Rd, Town of Omro – Review of Conditional Use (21-CU-5900).

The Committee discussed the C.U.P. and determined no action or amendments are needed at this time.

There was no further testimony on this item.

5. 2nd Addendum to Willow Lane Condominium – Final Plat.

B. O'Rourke read the staff report into the record which recommend approval of the proposed final plat.

B. O'Rourke stated that the Town of Wolf River had been notified of the plat in February of this year but has not received a response for the preliminary or final plat.

H. Miller made a motion to adjourn this item for 30 days in an effort to get a response from the Town. Seconded by S. Zastera. Motion carried 5-0.

There was no further testimony on this item.

6. Review and action of 2023 Annual Meeting Schedule.

There was a consensus of the Committee that no changes were necessary of the Committee's proposed 2023 meeting schedule.

Motion to approve the proposed meeting schedule by M. Gabert. Seconded by T. Egan. Motion carried 5-0.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by M. Gabert. Seconded by H. Miller. Motion carried 5-0.

Meeting adjourned at 8:00 A.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner