

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**DELIBERATIVE**

November 10<sup>th</sup>, 2023  
7:30 A.M.

3<sup>rd</sup> Floor Conference Room – County Administration Building  
\* Deliberative held via Zoom

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

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

1. **Scholar Ridge Estates – 2689 County Rd II, Town of Clayton – Zoning Map Amendment**

The applicant is requesting a zoning map amendment on three parcels (R-2, R-3, R-4) for a proposed subdivision on three existing parcels.

B. O'Rourke read the staff report, recommending approval into the record.

H. Miller questioned why the Committee is approving a zoning change if the DNR Has already deemed the existing ditch as navigable.

B. O'Rourke explained that they are not voting to approve whether or not the ditch is navigable, that determination has been done. Once the DNR made the determination, the shoreland area 300 ft on either side of the ditch made it County zoning jurisdiction and there needs to be a County zoning district.

Motion to approve by T. Egan. Seconded by M. Gabert. Motion carried 4-1 (M. Gabert nay).

There was no further discussion on this item.

2. **Scholar Ridge Estates – Parcels south of intersection at County Rd II & Martin Dr – Town of Clayton – Preliminary Plat**

Applicant is requesting a preliminary plat with single family, dual family, multi-family, and commercial zoning.

B. O'Rourke read the staff report with conditions, recommending approval, with conditions, into the record.

Motion to approve the proposed preliminary plat with conditions by S. Zastera. Egan. Seconded by H. Miller. Motion carried 5-0.

There was no further discussion of this item.

3. **Storage in Black Wolf – 3687 Fond du Lac Rd, Town of Black Wolf – Conditional Use (Review)**

B. O'Rourke stated that after viewing the property with the Committee, staff does not see the need to take any action, unless in the future they have not maintained all conditions.

There was a consensus among the Committee to no longer review this permit unless the conditions of the permit are not maintained (T. Egan sustained)

4. **Green Meadow Enterprises – 4304 County Rd N, Town of Nekimi – Conditional Use Permit (Review)**

B. O'Rourke stated that after viewing the property with the Committee, staff does not see the need to take any action, unless in the future they have not maintained all conditions.

There was a consensus of the Committee to no longer view the permit unless the conditions the conditions of the permit are not maintained.

**ADJOURNMENT**

Motion to adjourn by T. Egan. Seconded by S. Zastera. Motion carried 5-0.

Meeting adjourned at 8:00.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner

- For further details regarding the items on this agenda, please view a recording of this meeting on the Winnebago County website.