

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

November 13, 2018
6:30 P.M.

First Floor Conference Room 120 – County Administration Building

PRESENT: Supervisors: Thomas Egan, Brian Defferding and Robert Keller
Staff - Cory Zibung, Code Enforcement Officer
Court Reporter - Karen Fredrick and guests present.

EXCUSED: Ben Joas and Maribeth Gabert

The meeting was called to order by Thomas Egan, Chairman at 6:40 p.m. and the committee members introduced themselves.

1. LONNIE DARLAND – 239 Old Oregon Rd.-Town of Nekimi-Zoning Map Amendment

Owner is requesting a zoning map amendment from the R-1 District (Rural Residential) to the A-2 District (General Agricultural) and from the A-1 District (Agribusiness) to the R-1 District (Rural Residential) with the intent of executing a land exchange between an adjoining land owner and reconfiguring the parcel lines with a CSM. Robert Keller read legal description of the parcel and supervisors Egan and Defferding mentioned they viewed the parcel on their own. Lonnie Darland sworn in and gave reason for the land swap with neighbor (Jim Thompson) and has a surveyor hired to create the CSM for the lot reconfigurations.

No correspondence form the town.

No additional testimony was given and this portion of the hearing was closed.

2. TODD GOHEEN – West of 2921 Witzel Ave., Town of Algoma – Zoning Map Amendment

Owner is requesting a zoning map amendment from the A-2 District (General Agricultural) to the R-1 District (Rural Residential) with the intent of enlarging parcel 002-0240-10-01 by acquiring more acreage to the west which is currently zoned A-2. This lot line adjustment will require a CSM and a preliminary CSM has been conducted. Robert Keller read legal description of the parcel and supervisor Egan mentioned he viewed the parcel on his own. Todd Goheen sworn in and mentioned that he would like to add more square footage to his parcel hence the reason for the request to make his entire parcel R-1.

No correspondence form the town.

No additional testimony was given and this portion of the hearing was closed.

3. L KEITH MUSTAIN – 2947 Ryf Rd., Town of Oshkosh – Zoning Map Amendment

Owner is requesting a zoning map amendment from the R-1 District (Rural Residential) with wetlands to an R-1 zoned parcel with an adjusted wetland boundary. Robert Keller read legal description of the parcel and supervisors Egan and Defferding mentioned they viewed the parcel on their own. Keith Mustain sworn in and discussed why the wetland delineation was conducted and that he wished to propose building a home on the parcel someday in the non-wetland area of the parcel. Supervisor Defferding inquired about the delineation and asked if any irrigation would be on the parcel and whether drainage was addressed if development occurs on the parcel. Lori Gawlick of 3137 Ryf Rd. sworn in and mentioned she had drainage concerns if a home was built on this lot someday. Cory Zibung mentioned any development would trigger a zoning and erosion control permit which would address zoning, floodplain, shoreland, drainage and erosion control requirements.

Correspondence from the town was given dated 11/2/18 in which the town recommended approval with the following findings: an engineering firm determined buildable area, neighbors are in favor of it, homework has been done, and wetlands will not be filled.

No additional testimony was given and this portion of the hearing was closed.

4. JONATHAN FAULKS – N.E. of 9601 River Pines Ln., Town of Wolf River – Zoning Map Amendment

Owner is requesting a zoning map amendment from the A-2 District (General Agricultural) to the R-2 District (Suburban Residential) in an effort to match the Town of Wolf River zoning residential zoning district. Robert Keller read legal description of the parcel and supervisor Defferding mentioned he viewed the parcel on his own. Jonathan Faulks sworn in and mentioned that he would like to match up the county zoning with the residential town zoning that he feels is a better land use for the area.

Correspondence from the town was given dated 10/22/18 in which the town recommended approval without any findings.

No additional testimony was given and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by Brian Defferding to adjourn the meeting. Seconded by Robert Keller. Motion carried 3-0. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Cory Zibung
Recording Secretary