

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
September 24th, 2013
6:30 P.M.
Lounge Room - Courthouse

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

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

1. Paul Knier, 916 Clay Rd, Town of Nekimi – Zoning Map Amendment.

Owner/Applicant is requesting a Zoning Map Amendment/Zoning Change to A-2 (General Agriculture) zoning district to create an agricultural lot.

Douglas Rank, 930 Clay Rd was sworn in. He stated that he is the prospective buyer and is trying to create a parcel approximately nine acres in size. The existing parcel that he is expanding is zoned R-1 which is the reason for the zoning change request.

B. O'Rourke read the Town recommendation for approval and findings into the record.

No further testimony was given.

2. Christian Ruedinger, 4060 & 4072 State Rd 21, Town of Algoma – Conditional Use Permit.

Owner/Applicant is requesting a conditional use to operate a used car dealership in a B-2 (General Business) zoning district.

Barry Haese, 2630 Bohn St, Unit B, was sworn in and explained the request. He stated that he and the current owner will be sharing 4060 State Rd 21 and intends on moving the business onto 4072, and eventually remove the existing buildings.

P. Brennand explained to the applicant that vehicle maintenance is not allowed on either parcel with the B-2 zoning, which he was aware of.

T. Egan questioned the removal of the buildings and what would be required.

B. O'Rourke stated that a zoning permit and commercial storm water permit would be required of the new building(s). He also informed the applicant of an

ingress/egress easement located along the eastern lot line and that no impervious surface, buildings, or vehicles for sale could encroach into. He then read the town recommendation for approval, with town conditions, into the record.

The Committee asked the applicant if he were aware of certain town conditions, specifically the nullification of the conditional use permit if the lot were used for any other business and the requirement of a Certified Survey Map to combine both parcels, and whether or not he had any issues with them.

Mr. Haese stated the only condition he may have an objection to is the requirement for a CSM.

No further testimony was given.

ADJOURNMENT

Motion to adjourn by L. Kriescher. Seconded by C. Thompson. Motion carried 5-0.

Meeting adjourned at 6:55 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Associate Planner