

1 12-42012

2 **RESOLUTION: Support Approval from the Department of Natural Resources (DNR) for 116-Slip**  
3 **Clean Marina at 111 North 1<sup>st</sup> Street, Winneconne, WI 54986**  
4

5 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

6 **WHEREAS**, it is desired by Winn-Win Resort Inc to pursue the redevelopment of a parcel of land located at  
7 111 North 1<sup>st</sup> Street, Winneconne, WI 54986, into an upper-midscale hotel (60 units) and marina resort; and

8 **WHEREAS**, the Village of Winneconne, which is positioned along the banks of the Wolf River, is greatly  
9 dependant on the tourism industry to provide for the local economy; and

10 **WHEREAS**, Winn-Win Resort Inc has pledged to develop a Clean Marina consistent with sustainable  
11 development practices and the Wisconsin Clean Marina Program; and

12 **WHEREAS**, the proposed 116-slip marina is a part of the redevelopment of an existing Brownfield  
13 marina/motel/industrial site on a well-flushed waterway that requires no new dredging and that will substantially  
14 reduce runoff consistent with the 2010 Wisconsin Clean Marina Guidebook; and

15 **WHEREAS**, Brownfield redevelopment restores property to productive uses, increases property values,  
16 reduces pressure to develop greenfields, increases local tax base, uses existing infrastructure, mitigates public  
17 health and safety concerns, improves the community's image, and creates jobs; and

18 **WHEREAS**, upon extensive review by local residents, this hotel and marina/resort development is found to  
19 be key to improving the local economy for today and decades to come; and

20 **WHEREAS**, a Market Study by HVS Consulting and Valuation Services, Division of CCG Holdings LLC, in  
21 conjunction with a Marina Analysis performed by Skipper Buds' Marine Development Group, found that given the  
22 seasonality of this area, the addition of a 116-slip clean marina is imperative for the likelihood of long-term success  
23 for this resort; and

24 **WHEREAS**, the addition of this marina offers no adverse effect on the natural fish habitat.

25 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that it hereby  
26 requests the Wisconsin Department of Natural Resources (DNR) to approve the development of this 116-slip marina.  
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28 Submitted by:

29 **TOM SNIDER, District 35**

30 Committee Vote: \_\_\_\_\_

31 Vote Required for Passage: **Majority of Those Present**  
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33 Approved by the Winnebago County Executive this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
34

35 \_\_\_\_\_  
36 Mark L Harris  
37 Winnebago County Executive  
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