

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

June 25th, 2024

6:30 P.M.

1st Floor Conference Room – County Administration Building

*** Public Hearing held via Microsoft Teams**

PRESENT: Supervisors Howard Miller - Chairman, Maribeth Gabert, Frank Frassetto, Stefanie Holt, Christian Mueller

STAFF: Daniel Lefebvre– Assistant Zoning Administrator, Caleb Edwards Code Enforcement Officer, Karen Frederick.

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

1. HUGHES, RICHARD & JILL- PART OF PARCELS 032-0670-01, 032-0670, AND 032-0670-02- TOWN OF WOLF RIVER- ZONING MAP AMENDMENT.

Applicant is requesting a zoning map amendment to change from A-2 (General Agriculture) to R-1 (Rural Residential).

Robby Hock was sworn in and stated he worked with staff on zoning map amendment request and was available for any questions.

C. Edwards read in correspondence from the Town of Wolf River.

2. RICKERT, AARON- FIELD ADJACENT TO 835 CLAIRVILLE RD- TOWN OF NEKIMI- ZONING MAP AMENDMENT

Applicant is requesting a zoning map amendment to change from A-1 (Agribusiness) to A-2 (General Agriculture).

Aaron Rickert was sworn in and spoke in favor of the request. Stated to the committee he was looking to possibly build or sell property as a farmette. He also discussed an expired/terminated solar lease with the committee.

3. PIZON, BRIAN & MELISSA- 5962 E SCOTT ST, OMRO- TOWN OF OMRO- ZONING MAP AMENDMENT

Applicant is requesting a zoning map amendment from A-2 (General Agriculture) to B-3 (Regional Business District).

Committee discussed with staff regarding the proposed use of the property. C. Edwards went over the proposed use and mentioned the Town of Omro has asked for adjournment to the

next public hearing. C. Edwards then stated that staff agrees with the Town and that it should be adjourned as the proposed zoning is not the best fit for the proposed use.

MOTION by to adjourn to July 30th by S. Holt. Seconded by F. Frassetto. Motion carried 5-0

4. JN INVESTMENTS LLC- VACANT LOT SURROUNDING 4246 & 4226 STATE RD 44-
TOWN OF NEKIMI- ZONING MAP AMENDMENT

Applicant is requesting a zoning map amendment from A-2 (General Agriculture) to I-1 (Light Industrial District).

Jason Metz was sworn in and spoke in favor of request and briefly went over proposed use.

Committee discussed traffic in area with staff and Jason Metz. Jason Metz stated they are working with DOT regarding road access.

Committee asked what the ratio of storage units and flex units would be. Jason Metz went over rough ratio and examples of other properties with similar uses.

5. BLANCK, CARVEN/JULIE- 6170 S US HIGHWAY 45- TOWN OF BLACK WOLF-
ZONING MAP AMENDMENT

Applicant is requesting a zoning map amendment to change from R-1 (Rural Residential) to A-2 (General Agriculture).

Carven Blanck was sworn in and spoke in favor of the request. Carven Blank also went over the work completed on the property and stated they wanted to keep silos and barns.

Committee discussed with Carven Blanck whether silos were being used.

Committee discussed with staff what the history was for the property for the last 5-10 years. C. Edwards stated they would have to look that up.

C. Edwards read in correspondence from Town of Black Wolf.

Committee discussed with staff what the zoning requirements were for the property. Committee also discussed that the Town only had advisory authority for this request.

Committee discussed with staff and among themselves what "infill" is for the Town. F. Frassetto explained what "infill" was regarding the Town.

ADJOURNMENT

Motion to adjourn by F. Frassetto. Seconded by S. Holt. Motion carried 5-0.

Meeting adjourned at 7:12 P.M.

Respectfully submitted,

Caleb Edwards
Code Enforcement Officer