

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 30th, 2024

6:30 P.M.

First Floor Conference Room (120) – David W. Albrecht Administration
Building

PUBLIC HEARING HELD VIA MICROSOFT TEAMS

PRESENT

Supervisors:

Howard Miller, Frank Frassetto, Christian Mueller, Stefanie Holt,
Maribeth Gabert (excused).

Staff:

Daniel Lefebvre – Assistant Zoning Administrator, Caleb Edwards - Code Enforcement
Officer, Karen Fredrick -Court Reporter.

The meeting was called to order by Howard Miller–Chairman at 6:30 P.M. Committee
members and staff introduced themselves, and the appeals procedure was read by staff.

**DELTA J FARMS – WEST OF 1226 LONE ELM AVE – TOWN OF BLACK
WOLF – ZONING MAP AMENDMENT**

Applicant is requesting a zoning map amendment from A-2 (General Agriculture
District) to R-1 (Rural Residential District) for the creation of a new lot.

The applicant, Linda Rodgers, described the request and stated she will answer any
questions from the Committee.

D. Lefebvre read into record Town correspondence.

MOTION made by F. Frassetto to close this portion of the public hearing. Seconded by
C. Mueller. Motion carried 4-0.

**P & Q OSHKOSH LLC – WEST OF LEONARD POINT RD – TOWN OF
ALGOMA – ZONING MAP AMENDMENT**

Applicant is requesting a zoning map amendment from A-2 (General Agriculture
District) to R-2 (Suburban Residential District) for multiple parcels.

The applicant's agent, John Davel explained the request. Further information was given by one of the property owners, Don Springhetti.

Multiple neighboring property owners addressed concerns with the potential development of the quarry/properties. Concerns included impacts to the existing environment, blasting for foundations, ground water compromise, and safety of the quarry.

The applicant's agent/owner(s) clarified and responded to questions and concerns posed by the Committee and the neighboring property owners.

D. Lefebvre read into record Town correspondence.

Chairman Miller read into record correspondence from a nearby property owner. Correspondence covered history of the quarry, navigability/classification of the nearby navigable stream, and potential for wildlife impacts.

MOTION made by S. Holt to close this portion of the public hearing. Seconded by C. Mueller. Motion carried 4-0.

ADJOURNMENT

MOTION made by S. Holt to adjourn the meeting. Seconded by F. Frassetto. Motion carried 4-0. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Daniel R. Lefebvre
Assistant Zoning Administrator

Planning & Zoning Committee

Planning Meeting

August 9, 2024

Present: Supervisors, Howard Miller - Chairman, Frank Frassetto, Christian Mueller and Stephanie Holt. Jerry Bougie – Director of Planning and Zoning, Cary Rowe - Zoning Administrator, Daniel LeFebvre – Assistant Zoning Administrator and Caleb Edwards – Code Enforcement Officer. Guest present.

Excused: Maribeth Gabert

***Planning Meeting held via Microsoft Teams**

1. Public comments on agenda items.

Jim Erdman – 2492 Hickory Ln, stated that the county should remove chapter 23 (zoning code) out of chapter 27 (shoreland code) and that it would be better for the towns to enforce their ordinances in shoreland areas.

2. Approval of minutes from June 25, 2024 (Public Hearing), July 12, 2024 (Deliberative Meeting), July 12, 2024 (Planning Meeting) and July 26, 2023 (Viewing Meeting).

Committee reviewed minutes as presented. Motion by F. Frassetto, seconded by C. Mueller, to approve June 25, 2024 (Public Hearing), July 12, 2024 (Deliberative Meeting), July 12, 2024 (Planning Meeting) and July 26, 2023 (Viewing Meeting) minutes as presented. Motion carried 4-0-1.

3. Discussion and possible action on forwarding County Zoning Ordinance changes to Public Hearing.

Jerry Bougie advised the committee that they did not have to take action at this meeting if the committee wished to have more time to

review the proposed ordinance amendments. Daniel Lefebvre summarized the most notable ordinance amendments which addressed solar panels, garage size, microwave district, commercial kennels and erosion control. The committee discussed solar panels and concluded that more research should be done on regulating the size of solar panel installations.

4. Discussion and possible action on conflict between the County and Towns in the matter of General Zoning in shoreland areas.

Jerry Bougie stated that the Planning & Zoning Department received no new updates from either the Wisconsin Counties Association or the County Executive. F. Frassetto asked when the county started enforcing general zoning in shoreland areas. Cary Rowe stated that the county started enforcing general zoning in shoreland areas in 1968.

Motion by F. Frassetto, seconded by C. Mueller, to adjourn the meeting. Motion carried 4-0-1. Meeting adjourned at 8:43 am.

Cary A. Rowe

Recording Secretary

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
DELIBERATIVE

August 9th, 2024

7:30 A.M.

Third Floor Conference Room – County Administration Building

***DELIBERATIVE HELD VIA MICROSOFT TEAMS ***

PRESENT

Supervisors:

Howard Miller, Frank Frassetto, Christian Mueller, Stefanie Holt,
Maribeth Gabert (excused)

Staff:

Cary Rowe – Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator,
Caleb Edwards - Code Enforcement Officer, Karen Fredrick -Court Reporter.

The meeting was called to order by Howard Miller at 7:30 A.M.

**DELTA J FARMS – WEST OF 1226 LONE ELM AVE – TOWN OF BLACK
WOLF – ZONING MAP AMENDMENT**

Committee reviewed findings in order to act on the zoning map amendment.

MOTION made by F. Frassetto to approve the zoning map amendment. Seconded by
C. Mueller. Motion carried 3-0 (S. Holt not yet present at meeting).

**P & Q OSHKOSH LLC – WEST OF LEONARD POINT RD – TOWN OF
ALGOMA – ZONING MAP AMENDMENT**

Committee reviewed findings in order to act on the zoning map amendment.

MOTION made by S. Holt to approve the zoning map amendment. Seconded by C.
Mueller. Motion carried 4-0.

**TREEHOUSE PROPERTIES LLC – 7258 ROYS RD – TOWN OF
WINNECONNE – CONDITIONAL USE PERMIT (ONE YEAR REVIEW)**

Committee reviewed conditional use permit in order to act (if necessary).

No action taken.

**WISCOLABS LLC – 416 STATE RD 26 – TOWN OF NEKIMI –
CONDITIONAL USE PERMIT (ONE YEAR REVIEW)**

Committee reviewed conditional use permit in order to act (if necessary).

Staff provided the Committee with revised advisory conditions. Discussion about advisory conditions by the Committee included the necessity to remedy violations and complaints.

MOTION made by S. Holt to adopt advisory conditions and conduct a review in 1 year. Seconded by F. Frassetto. Motion carried 4-0.

ADJOURNMENT

MOTION made by F. Frassetto to adjourn the meeting. Seconded by S. Holt. Motion carried 4-0. Meeting adjourned at 7:55 A.M.

Respectfully submitted,

Daniel R. Lefebvre
Assistant Zoning Administrator