Town of Poygan
Planning and Zoning Public Hearing and Meeting
Poygan Town Hall, 8693 Town Hall Road
Minutes, Wednesday, April 10, 2024 @ 7:00 p.m.

Members Present: Ronnae Green, Dennis Hohol (alternate), Lori Doehling, John Meyerhofer, and Randal Spear.

1. Call to Order

The meeting was called to order by Dennis Hohol at 7:05 PM. A quorum of members was present.

2. Minutes

Minutes of the August 9, 2023 were read by Dennis Hohol. **A motion to Approve was made by Lori Doehling and seconded by John Meyerhofer. Motion carried.**

3. Russell Flanigan, representatives to the Estate of Bernice Flanigan, is requesting a zoning change for Lot 1 and 4 of a new CSM.

The Zoning Board, during a public hearing held 4/10/2024, heard from the requestor, Russell Flanigan, his interest in taking land from the estate of Bernice Flanigan and breaking it into different "lots" and rezoning the property.
Russell Flanigan, representatives to the Estate of Bernice Flanigan, is requesting a zoning change for Lot 1 and 4 of a new CSM. The request is asking that Lot 1 be changed from A2 to R1 and Lot 4 from R1/A2 (since Lot 4 is 2 separate parcels today with one being R1 and the other being A2) to all A2 (owned by Scott & Carol Gross). The tax parcels are 020-020402 (located at 8337 Jacquis Road), 020-019802 (located at 8225 Jacquis Road) and 020-019801 (Jacquis Road) in Winneconne, Wisconsin 54986. The new CSM reconfigures the current 3 parcels into a total of 4 parcels: Lot 1 (3.140 acres), Lot 2 (25.784 acres), Lot 3 (25.361 acres) and Lot 4 (11.432 acres). With the new parcels, they are requesting zoning changes for Lot 1 from A2 to RR and Lot 4 from R1/A2 to all A2.

4. Discussion of the Public Hearing and recommendation to the Town Board for the Zoning change.

The Zoning Board's recommendation to the Town Board is to accept the request as submitted, with the exception of Lot 1 being rezoned to RR.

5. Workshop to discuss possible Conditional Use Permit to conduct a small marine repair business at 7890 County Road D, Omro Wisconsin (parcel # 020-024503) by John and Kathy Adams.

The property in question is owned by John and Kathleen Adams, but the petitioner is their son. The Zoning Board cannot act upon someone other than the property owners. John and

Kathleen Adams could come to a Zoning Board meeting to discuss their plans at a future meeting.

6. Workshop discussion: changing the formula (increasing the percentage) to calculate the combined floor square footage on accessory structures on properties zoned RR (Rural Residential).

Dennis Hohol read the information from the Town of Poygan's Zoning Ordinance 17.05 as it relates to the calculation on Accessory Structure Combined Floor Space - "Accessory structure combined floor shall not exceed 1,200 Sq. ft. for the first acre plus 1% of additional acreage in excess of one acre". **Winnebago County's Chapter 23 – Town/County Zoning** states "Accessory Area, Maximum as: 1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft [1]; 1 percent of lot area for buildings related to household livestock."

Discussion by the Zoning Board members felt as though the Town of Poygan's Zoning Ordinance for RR could be changed to match Winnebago County's Zoning rules as it relates to Accessory Floor Space calculations (a bit more relaxed than Poygan's).

Susan Schwartz notified the Zoning Board that Winnebago County is reviewing their Zoning information and it could change again in the future.

The Zoning Board decided that we would recommend to the Town Board to match whatever Winnebago County's Zoning rules will become and we should wait a bit to see if/when it might change.

Motion by Dennis Hohol and second by Lori Doehling to adjourn. Motion Carried.

Respectfully submitted,
Dennis Hohol, Secretary Alternate,
Town of Poygan Planning and Zoning Commission