



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING MINUTES

Tuesday, September 02, 2025 at 6:00 PM

108 West Main Street and Virtually

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To access meeting from any device: <https://global.gotomeeting.com/join/777725485>

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### 1. ROLL CALL

PRESENT: Michael Booker, Chairman Bill Emmert, Irv Koning, Brian Martin

GUESTS: Attorney Mary Gaziano, Village Administrator Joey Dienberg, and Deputy Clerk Kellie Symonds

ABSENT: Riley Pitney

### 2. CALL TO ORDER

The meeting was called to order at 6:00 pm

### 3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None

### 4. PUBLIC COMMENT

None

### 5. APPROVAL OF MINUTES

a. Zoning Board Minutes from July 2, 2025

Not discussed

b. Public Hearing Minutes of July 2, 2025

Not discussed

### 6. DISCUSSION

a. Unified Development Ordinance - Table 6.2 Land Use

Mr. Dienberg gave a summary of prior discussions that were had regarding Table 6.2 Land Use in the UDO. CHAIRMAN EMMERT stated that he had previously discussed options of how to fill in the table properly with Mr. Dienberg and suggested that staff fill out the table and then the Board would make recommendations and changes based on the completed table. BOOKER questioned if once the table was properly filled out, if the Board of Trustees would be looking for a recommendation to

adopt and substitute the current table. Attorney Gaziano confirmed that the changes would be adopted and implemented into the UDO, replacing the current table.

CHAIRMAN EMMERT stated that he would like to specifically notate to the Board of Trustees which changes are unanimous versus having a split vote, so that the Board of Trustees will have a better idea of where the Zoning Board, as a whole and individually, stand on the individual changes, so that they may make a more informed decision.

Mr. Dienberg questioned if the Zoning Board would like niche categories stricken from the table all together (the example of a correctional facility was given), so that they have the ability to have a more in-depth conversation on those specific types of land usage. BOOKER questioned if there was a template or guide that staff could use to help guide where the categories for land use should be placed. CHAIRMAN EMMERT suggested that staff look to other sections of the UDO to help determine where things should go. Mr. Dienberg clarified that if a category was not listed on the table that it was assumed to be prohibited, unless given a special permitted use or the table was amended at a later date.

b. Zoning Change for 9714 Cunningham Road

Mr. Dienberg gave an overview on the request for annexation from the owner, Shannon DeWitt, of 9714 Cunningham Road, which is contiguous with the west and south Village limits. Mr. Dienberg noted that district 7 (limited agriculture) was deemed the most appropriate zoning for the dwelling, with mention that Mr. DeWitt has already paid the fee to request a zoning change. Mr. Dienberg also mentioned that there is nothing actionable for this item at this meeting, but rather wanted to make sure there was a chance for the Board to get background information prior to a public hearing. KONING asked MARTIN if he would have any concern for the intended bee keeping done at the property in question as MARTIN's property is adjoining. MARTIN noted that he personally does not have any concerns with Mr. DeWitt's bee keeping since the hives are generally very docile. CHAIRMAN EMMERT asked about having time to review the application, prior to the public hearing. Mr. Dienberg noted that the intent

was to schedule the public hearing prior to the next zoning meeting since the owner has already paid the zoning request change fee.

BOOKER made a motion to schedule a public hearing to consider the annexation of 9714 Cunningham Road on September 30, 2025 at 5:50pm, seconded by KONING. Motion passed by unanimous vote.

c. Zoning Change for 106 Kasch Drive

Mr. Dienberg gave an overview on the request for a zoning change at 106 Kasch Drive, which is owned by the Village. Mr. Dienberg stated that the Village initiated the request, based on the ongoing negotiations to sell the property. He mentioned that the current zoning for the surrounding areas includes general business to the west and north of the property and general industrial to the east and south of the property. Mr. Dienberg notes that he is not currently at liberty to discuss any specifics at this time, but once a contract is signed with the potential buyer, he will be able to disclose the user and specific purpose. Mr. Dienberg is requesting, on behalf of the Village, that 106 Kasch Drive be zoned general industrial, so that it is more marketable. Attorney Gaziano noted that the Village is not in the habit of buying property but rather received this land as part of a settlement with Mantle Development.

CHAIRMAN EMMERT questioned if it is part of the application process to provide an aerial view of the property in question, or at least a drawing. Mr. Dienberg stated that those are typically only required if a request is made for a building to be put on a piece of property. KONING noted that since this property is not yet under contract, it would be premature to have a drawing at this time, but that a snippet from WinGIS would be beneficial. Mr. Dienberg stated that for future applications, he would make sure that the aerial view from WinGIS was included. Attorney Gaziano clarified that for this zoning map, we do not have an application because it is Village owned property.

**7. NEW BUSINESS**

None

**8. EXECUTIVE SESSION**

None

**9. ADJOURNMENT**

Motion to adjourn made by Chairman Emmert, Seconded by Martin. Voting Yea: Booker, Chairman Emmert, Koning, Martin, motion passed by unanimous vote.

Meeting adjourned at 6:28pm

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Prepared by: Rachel Windgassen  
From Recording

Reviewed by W.E. 9/22/25, J.D. 9/18/25