



VILLAGE OF WINNEBAGO

MEMORANDUM

Prepared By:	Joseph Dienberg, Village Administrator
To:	Planning and Zoning Commission
Date:	9/30/2025
Subject:	Zoning Change for 9714 Cunningham Road (PIN 14-16-200-003)

Request

The Village of Winnebago has received an annexation request from Mr. DeWitt regarding his property located at 9714 Cunningham Road, identified as PIN 14-16-200-003. The property is presently zoned Winnebago County Agriculture. Mr. DeWitt seeks annexation into the Village of Winnebago through an annexation agreement and requests zoning designation as District No. 7: Limited Agricultural.

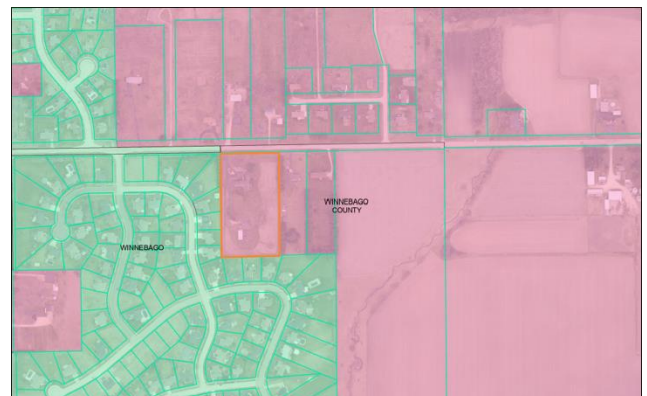
Background

Mr. DeWitt has been working with Village staff and the Village President on the terms of an annexation agreement. The property is currently served by private well and septic systems. The applicant understands that, should either system fail, connection to Village water and sewer will be required at that time.

Mr. DeWitt has expressed a desire to annex into the Village in order to construct an outbuilding consistent with the Village's Unified Development Ordinance (UDO). His agricultural activities include raising wildflowers and pursuing apiculture. Annexation would subject the property to Village building codes and zoning regulations, ensuring development standards are maintained.

Site Information

- **Property Address:** 9714 Cunningham Road
- **Parcel Number:** 14-16-200-003
- **Current Zoning:** Winnebago County Agriculture
- **Requested Zoning:** District No. 7 – Limited Agricultural



- **Surrounding Zoning:**

- **East:** Residential (Village); **South:** Residential (Village); **West:** Unincorporated (County); **North:** Unincorporated (County)

Findings of Fact 18.04.04(e) (Draft for ZBA Consideration)

In making its determination, the Zoning Board of Appeals shall consider the following findings as required by the Village's Unified Development Ordinance:

1. That the proposed amendment promotes the public health, safety, comfort, and general welfare of the Village.
2. That the proposed amendment conserves the value of adjacent property and does not unreasonably diminish property values within the surrounding area.
3. That the proposed amendment is consistent with the goals and objectives of the Village's Comprehensive Plan.
4. That the proposed amendment is reasonable in response to changing conditions and the existing character of the area.
5. That adequate public utilities, road access, drainage, and other facilities are either existing or will be provided to serve any development occurring on the property.

Next Steps

This report is for informational purposes only. A public hearing on the annexation and zoning request will be scheduled for the next available Planning and Zoning Commission meeting on **September 30, 2025**. At that time, the Commission may adopt formal Findings of Fact and make a recommendation to the Village Board for final action. The Village Attorney will prepare the annexation and zoning ordinance for consideration.