

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

January 27, 2016
6:30 P.M.

Conference Room 408 – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Claud Thompson, Larry Kriescher, Maribeth Gabert and Robert Keller. Cary Rowe, Zoning Administrator, and Brian O'Rourke, Associate Planner. Karen Fredrick, court reporter, Guests present including Supervisor Snider.

The meeting was called to order by Thomas Egan, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure and stated that protests for rezoning must be made 24 hours prior to the County Board meeting. Motion by Kriescher, seconded by Gabert to move agenda item number four to number one. Motion carried 5-0.

1. Winnebago County Planning & Zoning – Comprehensive Future Land Use Plan Update and Chapter 22.

Applicant is requesting a comprehensive update to the Winnebago County Future Land Use Plan and Chapter 22. Brian O'Rourke – Associate Planner explained the process the county employed to update the plan. The current plan was approved in 2006 and expires in 2016. A Steering Committee was formed which met a number of different times and town meetings were held for public input. The major difference between the old plan and the new plan was that land use categories were reduced to six in the new plan which allowed towns to develop more detailed planning at the local level. Jim Erdman – 2492 Hickory Ln, Oshkosh was sworn in. Mr. Erdman stated that the county did a good job developing the plan. Harry Sturgis – 167 Rockwood Ln was sworn in. Mr. Sturgis stated that the Town of Neenah did not plan for any diversity in housing. Bob Schmeichel – Town of Neenah Chairman was sworn in. Mr. Schmeichel stated that he was on the Steering Committee and felt the county did a good job developing the plan. Brian O'Rourke read in a letter for the record from Eric Fowle – Director of East Central Wisconsin Regional Planning Commission. The letter recommended approval of the plan with a few minor edits. There was no additional testimony and this portion of the hearing was closed.

2. Jeff Ogden – 1645 Oakridge Rd, Town of Neenah – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to I-1 (Light Industrial). John Davel – Davel Engineering, was sworn in. Mr. Davel stated that he represented the property owner and explained the zoning map amendment request. The request is for a contractor yard and landscape material storage and does not include any outside storage of equipment. Harry Sturgis – 167 Rockwood Ln was sworn in. Mr.

Sturgis stated that he was opposed to the zoning map amendment because of the residential property around the site. John Davel stated that the proposed use was scaled back from previously requested uses and that the town's future land use plan mapped the property in a mixed use zone. Zoning Administrator stated that he had received correspondence from the Town of Neenah requesting an adjournment of this item to the February public hearing. Motion by Kriescher, seconded by Keller to adjourn this item to the February public hearing. Motion carried 5-0. There was no additional testimony and this portion of the hearing was closed.

3. Wildwood Creek LLC – Courtney Plummer Rd, Winneconne – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to amend an existing PDD (Planned Development District). Ryan McMurtrie – 5511 Courtney Plummer Rd, Winneconne, was sworn in. Mr. McMurtrie explained the amendment to the existing PDD (Planned Development District). Mr. McMurtrie stated that the amendment consisted of reconfiguring two existing lots to three lots for residential development. Questions were raised by the committee and answered by Mr. McMurtrie regarding the existing roads to the property and future expansions. Zoning Administrator stated for the record that the two existing lots on the property are actually two existing units of a condominium plat that is going to be vacated. Tom Snider – Town of Winneconne Chairman, was sworn in. Mr. Snider clarified the use and ownership of existing and future roads entering the property. Zoning Administrator stated that he had received a resolution from the Town Board of Winneconne recommending approval of the zoning map amendment with the following findings: 1) Town does have an adopted plan. 2) Action agrees with Town adopted plan. There was no additional testimony and this portion of the hearing was closed.

4. Thomas Lehouillier – 5441 Nickels Dr, Town of Oshkosh – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-2 (Suburban Residential District) no floodplain. John Davel – Davel Engineering was sworn in. Mr. Davel stated that he represented the property owner and explained the zoning map amendment request. Jim Erdman – 2492 Hickory Ln, Oshkosh was sworn in. Mr. Erdman stated that the town approved the request but questioned the process of re-zoning out of floodplain. Supervisor Gabert requested an explanation of the process to re-zone out of floodplain for this property. John Davel explained process and pointed out that a LOMA had been approved and that the process was different because there was an existing residence on this property. Zoning Administrator stated that he had received a resolution from the Town Board of Winneconne recommending approval of the zoning map amendment with the following finding: 1) The town board has no objection to the proposed zoning amendment out of floodplain, but the town board does question the necessity of this Winnebago County procedure requiring a hearing after the fact. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by M. Gabert.
Motion carried 5-0. Meeting adjourned at 7:17 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary