

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

September 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. Lynn Egan, court reporter and guests present.

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.

1. Oshkosh Realty Corp – East of 4582 Nekimi Ave - Town of Wolf River – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-1 (rural residential) to create a residential lot. John Hay from Oshkosh Realty Corp, was sworn in. Mr. Hay explained the zoning map amendment request and the size of the parcel being rezoned. Zoning Administrator stated that he had received a resolution from the Town Board of Nekimi recommending approval of the zoning map amendment with the following findings: 1) The requested Zoning Map Amendment does agree with the adopted plan. 2) The Town Board agrees with above. There was no additional testimony and this portion of the hearing was closed.

2. Soper Trucking – 3486 Sand Pit Rd - Town of Omro – Conditional Use.

Applicant is requesting a conditional use permit for a contractor yard and a vehicle storage yard. Scott Soper – 139 E. Packer Ave, Oshkosh, was sworn in. Mr. Soper explained the conditional use request. Supervisor Egan questioned Mr. Soper about the size and use of the proposed fenced in area. Mr. Soper stated that accident vehicles would be stored inside the fenced in area which is proposed to be 50' by 60'. Mr. Soper also said the cars towed to the site would generally be stored for 30-days or less until insurance coverage is settled. All work vehicle repairs would occur inside the existing building. Tom Tuschl – Town of Omro Planning Commission Chairman, was sworn in. Mr. Tuschl said the town approved the conditional use permit with the following conditions: 1) No Storage North of the building. 2) Outside storage is intended for motorized equipment but parts will be contained in the screened areas or east of the building. 3) All current regulations will be followed. 4) The permit will be reviewed in the event of a change of the nature of the business or sale of the business or sale of the property. 5) The Conditional Use Permit will be recorded with the deed in the Register of Deeds Office. Mr. Tuschl also stated that signage would be regulated by the county and a greater setback for the fenced in

area would not be necessary because of farming activities adjacent to the property. Zoning Administrator stated that he had received an e-mail from the Highway Department recommending that ingress and egress be limited to Sand Pit Rd for safety rather than from County Rd E. Supervisor Gabert asked Zoning Administrator if owner could still keep the access to County Rd E. Zoning Administrator affirmed the owner could keep access. There was no additional testimony and this portion of the hearing was closed.

3. Michael Yingling – East of 7479 Richter Ln – Town of Wolf River – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-1 (rural residential) without wetland. Mike Yingling (owner) and Jason Schmidt (builder), were sworn in. Mr. Yingling explained the zoning map amendment request which was to amend the wetland boundary of the Wetland Inventory Map. Jason Schmidt stated that the existing garage is being torn down and a new 30' by 50' garage will be constructed. Zoning Administrator asked Mr. Yingling if small shed would be removed. Mr. Yingling stated that the small shed had already been removed. Zoning Administrator stated that he had received a resolution from the Town Board of Wolf River recommending approval of the zoning map amendment with the following findings:
1) The requested Zoning Map Amendment does agree with the adopted plan. 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 6:51 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary