

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
MAY 26, 2009
6:30 P.M.
LOUNGE ROOM – COURTHOUSE

PRESENT: Supervisors, Patrick Brennand – Chairman, Claud Thompson, Jeanette Diakoff, and Tom Egan. Tracy Johnston, Code Enforcement Officer.
Guests present.

ABSENT: Joanne Sievert

The meeting was called to order by P. Brennand, Chairman at 6:31 P.M. Committee members introduced themselves and Code Enforcement Officer explained appeals procedure and stated that protests for rezoning must be made 24 hours prior to County Board meeting.

1. Hickory Oaks Campground LLC, W Snell Rd, Town of Oshkosh – Conditional Use

Zoning Officer read into record a resolution from the Town of Oshkosh approving the conditional use with special conditions. Zoning Officer also read into record correspondence from the Wisconsin Department of Transportation.

Paul Hoffman, of Hoffman Construction Company, was sworn in. He explained that the borrow pit will be controlled by the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources. He also stated that the borrow pit is needed to obtain fill for road construction in the area.

Jerry Frey representing the Town of Oshkosh explained that the Town has approved the conditional use with the special conditions.

There was no additional testimony and this portion of the hearing was closed.

2. Rusch/Gabert, E & W side of US Highway 41, N of Snell Rd, Town of Oshkosh – Conditional Use

Paul Hoffman, of Hoffman Construction Company, was sworn in. He explained that the borrow pit will be controlled by the Wisconsin Department of Transportation and

the Wisconsin Department of Natural Resources. He also stated that the borrow pit is needed to obtain fill for road construction in the area.

James Erdman was sworn in. He stated that the borrow pit will be controlled by the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources.

There was no additional testimony and this portion of the hearing was closed.

3. Grundy Enterprises, SE corner of County Rd Y & County Rd T, Town of Oshkosh – Conditional Use

Paul Hoffman, of Hoffman Construction Company, was sworn in. He explained that the borrow pit will be controlled by the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources. He also stated that the borrow pit is needed to obtain fill for road construction in the area. He indicated that ingress and egress to the borrow pit will occur on the parcel adjacent to the south. That way trucks will avoid County Rd T and Y and instead use Stearns Dr. Hoffman Construction Company has an agreement with the property owner of the parcel adjacent to the south of the borrow pit.

Jerry Frey representing the Town of Oshkosh explained that the Town has approved the conditional use with the special conditions.

Philip Grundy was sworn in. He stated that there is an agreement with the property owner to the south of the borrow pit concerning the ingress and egress.

James Erdman was sworn in. He stated that the borrow pit will be controlled by the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources.

Paul Hoffman, of Hoffman Construction Company, was sworn in. He explained that if roads were damaged during trucking of the fill that Hoffman Construction Company would have to fix them upon completion of the project.

Bob Bingen, of Michel's Materials, was sworn in. He explained that if rock was encountered in the borrow pit that the parcel would have to be rezoned and a conditional use granted before the borrow pit could become a quarry.

There was no additional testimony and this portion of the hearing was closed.

4. Wayne Noffke, adjacent to and S of 8854 County Rd B, Town of Poygan – Zoning Change

Wayne Noffke was sworn in. He indicated that the parcels of land to the north of County Rd B will be rezoned from B-2 to R-1. He also stated that the parcel of land to the south of County Rd B will be rezoned B-2/A-2 to A-2.

Steve Vandaalwyk was sworn in. He stated that he owns an adjacent property and that the zoning change does not affect him.

Zoning Officer read into record a resolution from the Town of Poygan approving the zoning change with the following Town findings: a) the town does have an adopted land use plan; b) the request does agree with the adopted plan; c) consistent with surrounding property use; d) no objectors; and e) reasonable use of property.

There was no additional testimony and this portion of the hearing was closed.

5. Chappa/Omro Dairy LLC, 6304 9th Street Rd, Town of Omro – Zoning Change

Brian Chappa was sworn in. He explained that the zoning change from A-2 to R-1 is necessary to purchase additional land from Omro Dairy LLC.

Zoning Officer read into record a resolution from the Town of Omro approving the zoning change with the following Town findings: a) the town does have an adopted land use plan; b) the request does agree with the adopted plan.

There was no additional testimony and this portion of the hearing was closed.

6. Teckam/Webb, 4295 Leonard Point Rd, Town of Algoma – Zoning Change

James Smith was sworn in. He stated that the zoning change from A-2 to R-1 is necessary to divide the 1-acre parcel of land into two ½-acre parcels of land.

Michael Skoglund was sworn in. He explained that he opposed the zoning change, because a new single family dwelling could obstruct his view of the lake. The loss of the lake view would result in his condo having a reduced property value.

Keith Marquardt was sworn in. He explained that he opposed the zoning change, because a new single family dwelling could be built very close to his rear property line.

Zoning Officer read into record a resolution from the Town of Algoma approving the zoning change with the following Town findings: a) the town does have an adopted land use plan; and b) the request does agree with the adopted plan.

There was no additional testimony and this portion of the hearing was closed.

7. AL-N-RAE Farms LLC, 353 County Rd E, Town of Nepeuskun – Zoning Change

Charles Prellwitz was sworn in. He stated that the zoning change from A-2 to R-1 would correct the current zoning.

There was no additional testimony and this portion of the hearing was closed.

8. Anthony Voulgaris, 298 Lone Elm Rd, Town of Black Wolf – Zoning Change

Christopher Schmid was sworn in. He stated that the zoning change from A-2 to R-1 would allow him to build a new single family dwelling.

There was no additional testimony and this portion of the hearing was closed.

Adjournment

Motion by J. Diakoff to adjourn the meeting. Seconded by C. Thompson. Motion carried 4-0-1 (J. Sievert absent) and the meeting was adjourned at 7:17 P.M.

Respectfully submitted,

Tracy Johnston
Recording Secretary
TLJ