

WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE  
**PUBLIC HEARING**

February 29, 2012  
6:30 P.M.  
Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Claud Thompson, Jeanette Diakoff, Joanne Sievert, and Thomas Egan. Cary Rowe, Zoning Administrator. Guests present.

The meeting was called to order by Patrick Brennand, 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. 4C Storage, 202 Rockwood Ln, Town of Neenah – Conditional Use (Adjourned from January PH).

Applicant is requesting an amendment to a conditional use for outside storage. Paul Coenen – 3501 Shady Ln, Neenah, was sworn in. Mr. Coenen explained the amendment to the conditional use permit which included increasing the number of outside storage spaces from 20 to 45. Mr. Coenen presented a site plan approved by the Town of Neenah and stated that he had reduced the number of spaces originally requested from 55 to 45 when he met with the town. Mr. Coenen also stated that he had contacted many of the neighbors and there were no objections. Mr. Coenen restated that there would be 45 storage units outside and 6 units inside the building. Harrison Sturgis Jr. – 167 Rockwood Ln, Neenah, was sworn in. Mr. Sturgis asked Zoning Administrator if residents within 300 ft of subject property were notified of the adjournment. Zoning Administrator stated that residents are not typically notified of adjournments since any action for adjournment takes place on the initial hearing date which is noticed according to county ordinance. Mr. Sturgis also stated he believed the site plan presented to the Planning and Zoning Committee was different than the one presented at the town meeting and requested that the committee refer the matter back to the town. Jennie Dederling – 167 County Rd CB, Neenah, was sworn in. Ms. Dederling stated that the applicant has proposed additional screening along the south property line and that she had no objection to the proposed number of outside storage spaces. Zoning Administrator stated that he received a resolution from the Town Clerk stating that the Town Board of the Town of Neenah approved the conditional use amendment with the following findings: 1) The Town does have an adopted land use plan. 2) The request does agree with the adopted plan. 3) The applicant reduced the outside storage spaces for 55 to 45. 4) The landscaping plan presented by the applicant improves the screening to the south. 5) The applicant agreed to not store semi-trailers and boats outside on the property. Conditions: 1) No more than 45 outside storage spaces. 2) Add landscaping to the south as presented to the Town of Neenah Board. 3) No

semi-trailers and boats stored outside. There was no additional testimony and this portion of the hearing was closed.

2. Kurt Plechaty, 653 Clay Rd, Town of Nekimi – Zoning Change.

Applicant is requesting a zoning change to A-2 in order to create 5-acre lots. Mrs. Plechaty – 653 Clay Rd, Oshkosh, was sworn in. Mrs. Plechaty explained the rezoning request to A-2. Zoning Administrator stated that he received a letter from the Town Clerk stating that the Town Board of the Town of Nekimi approved the rezoning request with the following findings: 1) The Town of Nekimi has a land use plan in effect. 2) Changing from A-1 to A-2 will coincide with surrounding parcels in this area. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by J. Sievert. Motion carried unanimously. Meeting adjourned at 6:56 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary