

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

March 27, 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. Proposed Floodplain Ordinance, Chapter 26 (Adjourned from March 1, 2012 PH).

Zoning Administrator requested that this agenda item be adjourned to the April public hearing because the DNR has not completed their review of the proposed ordinance. Supervisor Egan asked if the committee would have to adjourn the agenda item again next month if the DNR still has not completed their review. Zoning Administrator stated that the DNR does have to review the proposed ordinance and that the review should be completed by the next hearing date. Motion by J. Sievert, seconded by C. Thompson, to adjourn this agenda item to the April public hearing. Motion carried 5-0. There was no additional testimony and this portion of the hearing was closed.

2. Quality Storage Properties LLC, E of 3952 County Rd N, Town of Nekimi – Zoning Change.

3. Quality Storage Properties LLC, E of 3952 County Rd N, Town of Nekimi – Conditional Use.

Applicant is requesting a zoning change to M-1 and a conditional use for outside storage and maintenance of military, commercial and other vehicles. Zoning Administrator stated he had received correspondence from the Town of Nekimi which stated in part “the Town Board does not have a position on the rezoning at this time. However, the Board reserves all rights to exercise its “veto” pursuant to Wisconsin Statute 59.69. Please forward County Board’s decision so that the Town Board can act accordingly”. Zoning Administrator recommended that the Planning and Zoning Committee adjourn this item to the May public hearing since the Nekimi Town Board did not have a quorum at their March meeting and understood there would not be a quorum present at their April meeting. Motion by J. Sievert to adjourn this item to the May public hearing, seconded by T. Egan. Supervisor Egan questioned the number of adjournments that would be allowed. Zoning Administrator stated that it would depend on the town’s action. Vote on the motion

carried 4-1 (Thompson – nay). Chairman Brennand asked if anyone else wanted to testify on this item. Mr. Richard Carlson – 331 East Washington Street, Appleton was sworn in. Attorney Carlson represented the owner. Mr. Carlson stated that the previous request has been reduced to a 20-acre area for the storage of vehicles with no exercise track. Mr. Carlson also testified that the proposed number of trucks stored is being reduced from 3700 to 600 and that the new proposal had been presented to the town. Supervisor Sievert asked questions regarding vehicle types and maintenance relative to tires and batteries. Mr. Carlson stated that only vehicle maintenance would be done and no repairs would be conducted on the property. Supervisor Thompson asked what the hours of operation would be. Mr. Carlson said hours of operation were not finalized yet. Supervisor Egan asked where vehicles would be exercised. Mr. Carlson stated the vehicles would be exercised on local roads and highways but not on weekends. Mr. Carlson also said vehicles would enter and leave the property no later than 8:00 pm and the average turnover would be less than 20 vehicles per day. Zoning Administrator stated that he received correspondence from Rich Carlson describing the amended conditional use request and correspondence from Attorney Jason Hirschberg recommending denial of the zoning change and conditional use request. 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. Diakoff. Motion carried unanimously. Meeting adjourned at 6:59 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary