

WINNEBAGO COUNTY
PLANNING AND ZONING COMMITTEE
PUBLIC HEARING

Tuesday, June 26, 2012
6:30 P.M.

Lounge Room – Courthouse

Present: Supervisors: Pat Brennand – Chairman, Claud Thompson, Larry Kriescher, Tom Egan; Karen Frederick – Court Reporter, Candace Zeinert – Code Enforcement Officer; and guests
Excused: Supervisor Joanne Sievert

The meeting was called to order by Patrick Brennand, Chairman at 6:30 P.M. The Committee and staff introduced themselves and C. Zeinert read the appeals process.

1. Proposed Floodplain Ordinance, Chapter 26

The request is for recommendation of the updated Floodplain Ordinance.

C. Zeinert read an email from Richard Koch, DNR, giving approval of the floodplain ordinance.

2. KKWRC, LLC, 8545 County Rd II, Town of Wolf River – Conditional Use.

The request is for a conditional use permit to construct an addition to a non-residential farm building where no house is present.

C. Zeinert read the resolution from the Town of Wolf River recommending approval with the following conditions: No commercial use, no overnight camping, cannot use the building as a residence, no outside storage, no extended camping, and the conditional use permit may be revoked at any time due to violations as applied by both the Comprehensive Plan and Zoning Codes.

T. Egan questioned if camping would be allowed on the property since the applicant had indicated that the property was used for occasional camping. C. Zeinert replied that the new Zoning Ordinance, Chapter 23, does prohibit camping on a property without a principal structure.

3. John Davel, 1811 Racine Street, Town of Menasha – Zoning Change.

Applicant is requesting a zoning change to B-3 (General Business) in order to eliminate dual zoning on a newly created lot.

John Davel was sworn in and described that he is selling a small strip of his parcel to the neighbor and that the rezoning is required to eliminate dual zoning.

George Dearborn, Town of Menasha Community Development Director was sworn in. He stated that the Town of Menasha recommends approval. He noted that in this instance they are simply shifting zoning lines and that the certified survey map will proceed ahead. Mr. Dearborn mentioned having discussions with County Staff regarding how the rezoning worked with the future land use plan.

C. Zeinert read the resolution of the Town of Menasha, approving the request assuming the certified survey map is approved.

4. Garrow Oil Propane, E of 8566 Bison Rd, Town of Winchester – Zoning Change.

Applicant is requesting a zoning map amendment to I-1 (Light Industrial District), Chapter 23 and M-1 (Light Industrial District), Chapter 17 for bulk fuel storage.

Chairman Brennand explained how the County is between two different zoning ordinances at this time.

William Garrow was sworn in and explained that they had been waiting for some time for the County's ordinance to be updated so that they could make this request. Mr. Garrow explained the request for bulk fuel storage and how they have several other locations in use.

C. Zeinert read the resolution from the Town of Winchester recommending approval.

5. Rose Kraus Trust, 4895 County Rd E, Town of Algoma – Zoning Change.

Request is for a zoning change from A-2 (General Farming) to R-1 (Rural Residential) in order to create a residential lot.

James Smith, of Martenson & Eisele, applicant on the behalf of the property owner, was sworn in. Mr. Smith described to the Committee that a certified survey map will be splitting the residence and farm outbuildings from the agricultural land. The land is only 1.5 acres so a rezoning is required to place the new lot into the correct zoning district.

C. Zeinert read the resolution from the Town of Algoma approving the request.

6. Skipper Real Estate Holdings, 1351 Egg Harbor Ln, Town of Algoma – Conditional Use.

Request is for a conditional use permit to expand a marina with watercraft sales and service including the construction of a new storage building.

Robert Rashleger, Vice President of Skipper Marine Development and applicant, was sworn in. He explained that they propose to build an additional storage building while demolishing an existing building in that location.

C. Zeinert read a description of a phone conversation had with Michael Gilbert (and on behalf of his mother of 1350 Brooks Ln). Mr. Gilbert is opposed to the request because the proposed building will be too close to the water and that the building will detract from the over all setting and aesthetics of the area.

C. Zeinert read an email from David Buck, Principal Planner for the City of Oshkosh which stated the City shall exercise no extraterritorial jurisdiction in the area of the marina; therefore they have no input on the request.

C. Zeinert read the recommendation from the Algoma Town Board recommending approval with the following conditions: to implement the landscaping as stated in the submittal, to work out a more detailed landscaping plan with neighbors to hide the new building, and to comply with all state and town building codes.

Mr. Rashleger approached the Committee and said that he has been and will continue to work with the neighbors in regards to landscaping.

ADJOURNMENT

MOTION made by T. Egan to adjourn meeting. Seconded by C. Thompson. Motion carried unanimously. Meeting adjourned at 6:54 P.M.

Respectfully submitted,

Candace Zeinert
Recording Secretary