

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE
August 4, 2014
7:30 A.M.

3rd Floor Conference Room – County Administration Building

PRESENT: Supervisors Larry Kriescher, Claud Thompson, Maribeth Gabert, and Robert Keller; Brian O'Rourke – Associate Planner, Candace Zeinert - Code Enforcement Officer, Karen Frederick - Court Reporter; and guests.

EXCUSED: Supervisor Tom Egan

The meeting was called to order by L. Kriescher, Vice Chairperson, at 7:33 A.M.

1. Roger Zentner et al – Town of Black Wolf – Zoning Map Amendment.

Applicant is requesting a rezoning to A-2 General Agriculture.

Motion by M. Gabert to approve. Seconded by C. Thompson.

R. Keller inquired why the findings indicated that the Town of Black Wolf did not respond, but he knows that they had a meeting and approved the request. C. Zeinert answered that a resolution from the Town was not received and although they have 10 days after the public hearing to respond, nothing has been received yet.

Motion carried 4-0-1 (Tom Egan).

2. T & B Barr Real Estate – Town of Nekimi – Conditional Use.

Applicant is requesting a conditional use permit for the addition of more self-storage buildings within the I-2 zoning district.

Motion by R. Keller to approve. Seconded by C. Thompson.

M. Gabert said she had a concern based on the neighbor's letter. She also inquired about whether or not a conditional use permit had been granted on this property for this use before. C. Zeinert answered that a conditional use permit was required because of the comprehensive revision of the zoning code in 2012/2013. They had 2 options – a conditional use permit or rezone the property to I-1, Light Industrial. M. Gabert inquired why the rezoning wasn't chosen and C. Zeinert explained that it would limit or conflict with some of the other industrial uses taking place on the property. B. O'Rourke added that a conditional use permit was the better option because otherwise it would open the property up to all uses that could take place in the I-1 district.

R. Keller said that he would like to see the use reviewed in a year or 2. B. O'Rourke recommended that it be in 2 years as that would allow time for the development and for problems to arise.

R. Keller motioned to amend the motion and approve with the condition to review after 2 years. Seconded by M. Gabert.

Motion carried 4-0-1 (Tom Egan).

Motion by C. Thompson to approve amended motion with condition. Seconded by M. Gabert.

Motion carried 4-0-1 (Tom Egan).

3. Michael Koeune – Town of Neenah – Zoning Map Amendment.

Applicant is requesting a rezoning to I-2 Heavy Industrial for the expansion of an auto and salvage business.

Motion by R. Keller to approve. Seconded by M. Gabert.

Motion carried 4-0-1 (Tom Egan)

4. Arnold Badtke Live Tst – Town of Utica – Zoning Map Amendment.

5. Gary C Lund – Town of Utica – Zoning Map Amendment.

6. Darriel Kumbier Jr – Town of Utica – Zoning Map Amendment.

7. Thomas Lloyd et al – Town of Utica – Zoning Map Amendment.

8. Kevin Kasuboski et al – Town of Utica – Zoning Map Amendment.

9. David Geffers – Town of Utica – Zoning Map Amendment.

The above items were discussed and voted on as they are a part of the same request and the findings were the same for each item.

The County is requesting a map amendment for various parcels to A-1 to be in accordance with the approved Farmland Preservation Plan.

Motion by M. Gabert to approve. Seconded by C. Thompson.

M. Gabert inquired why Marvin Ulrich's request was not a part of these. C. Zeinert explained that, as had been read into record at the public hearing, Marvin Ulrich wished to have his property's zoning stay the same.

Motion carried 4-0-1 (Tom Egan)

10. Geise Property West LLC – Town of Poygan – Special Exception.

Motion by R. Keller to approve. Seconded by C. Thompson.

M. Gabert stated that she thought the gravel was a problem as there is one of these uses with gravel in the Town of Oshkosh and it has been a problem. She inquired what the County Zoning Office thought. C. Zeinert said that the reason for the request is because of the comprehensive revision to the zoning code in 2012-2013. Paved areas were not previously required for this use. C. Zeinert also added that in the years that she has worked for the County, there have not been complaints relating to this.

R. Keller stated that he viewed the property on Google Maps and that the area is grass now but there is a large gravel area across the road; perhaps parking for the bar. There was discussion regarding nearby uses and graveled areas.

Motion carried 3-0-1-1 (Tom Egan excused; L. Kriescher abstained)

11. Whispering Meadows Plat – Town of Clayton – Final Plat.

Motion by M. Gabert to approve. Seconded by R. Keller.

B. O'Rourke specified that the only change to occur is a minor line change with lots 6 and 7. The Town has approved.

Motion carried 4-0-1 (Tom Egan)

ADJOURNMENT

Motion by R. Keller to adjourn. Seconded by M. Gabert. Motion carried 4-0-1 (Tom Egan).
Meeting adjourned at 7:50 A.M.

Respectfully submitted,

Candace Zeinert
Recording Secretary