

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

Wednesday, November 18, 2015  
6:30 P.M.

Room 408 – County Administrative Building

Present: Supervisors: Tom Egan, Larry Kriescher, Maribeth Gabert, and Robert Keller; Karen Fredrick – Court Reporter, Candace Bauer – Code Enforcement Officer, and guests

Excused: Supervisor Claud Thompson

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

1. **Ron Wachholz– West of 3528 Nekimi Ave, Town of Nekimi – Zoning Map Amendment**

The applicant is requesting a zoning map amendment to A-2 General Agriculture.

No one was present to speak in regards to the item.

C. Bauer read a resolution from the Town Board of the Town of Nekimi recommending approval.

2. **MS Real Estate Holdings LLC/Brian Chappa – West of 6304 9<sup>th</sup> St Rd, Town of Omro – Zoning Map Amendment**

The applicant is requesting a zoning map amendment to R-1 Rural Residential.

Brian Chappa of 6304 9<sup>th</sup> St Rd was sworn in. Mr. Chappa explained that he was looking to do an addition on to the home; however, the location of the addition would be over the existing septic system. This would require a new mound system to be installed. Mr. Chappa further explained that rather than have the mound take up the backyard, he was purchasing some land from the adjacent farm field to locate his mound system.

Supervisor Egan inquired about the dimensions of the parcel to be added. Mr. Chappa explained that it would be 40ft wide and would be squared off with his current property. Supervisor Egan also asked about the existing driveway to which Mr. Chappa stated that the driveway would still be located on the farm field lot and available for use by Omro Dairy.

Supervisor Keller inquired about the location of the mound on the GIS map presented. Mr. Chappa indicated where it will be located.

3. **Tri-County Recreation/Keith Kabat – West of 679 E Shady Ln, Town of Menasha – Conditional Use**

The applicant is requesting a conditional use permit in order to build a duplex residence with detached garage on a parcel zoned B-3 General Business.

Keith Kabat of 1841 Martingale Ln, Neenah approached the Committee and was sworn in. Mr. Kabat explained that the lot was zoned commercial but was not selling. Mr. Kabat further explained that after looking at the surrounding uses of the area, decided that it could be used for a duplex. Mr. Kabat showed on the GIS map the surrounding uses (single family residences, duplexes, and commercial). Mr. Kabat pointed out that the duplex use could be a good transition between the business uses and the single family dwellings.

Mr. Kabat also added that the water frontage and powerline could have been deterring factors in why the property hasn't sold yet. It was pointed out that there was a 15ft easement for the powerline that gives power to the adjacent property. Mr. Kabat explained that this was the reason that the proposed accessory building would not be going up in this location.

Mr. Kabat added that he had spoken with the DNR about using the open space for something, perhaps a use that would complement the stormwater pond to the west and the water frontage.

The Committee asked if an accessory building (detached) would be put on the property. Mr. Kabat answered that a certain size limitation allows for additional accessory structures. The Committee inquired of staff if Mr. Kabat would need to come back for another conditional use permit request in order to put up another accessory structure. C. Bauer explained that once the conditional use permit for the duplex use is approved, any accessory uses would be allowed and Mr. Kabat would not have to request a revision to the conditional use permit.

#### ADJOURNMENT

MOTION made by L. Kriescher to adjourn meeting. Seconded by R. Keller. Motion carried unanimously. Meeting adjourned at 6:46 P.M.

Respectfully submitted,

Candace Bauer  
Recording Secretary