

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

July 5, 2019

7:30 A.M.

County Administration Building
3rd Floor Conference Room
Oshkosh, WI

PRESENT: Supervisors, Tom Egan, Rob Keller, Maribeth Gabert, Ben Joas and Brian Defferding. Karen Fredrick – court reporter, Brian O'Rourke and Cary Rowe – Zoning Administrator.

The meeting was called to order by Tom Egan at 7:30 A.M.

1. Water City Properties LLC – West of 5377 Inlet Ct - Town of Omro – Special Exception.

Committee reviewed findings and conditions in order to take action on a special exception.

MOTION by B. Defferding, seconded by B. Joas, to approve the special exception with findings and conditions as submitted. Motion carried 5-0.

2. Robert Potratz – 5094 State Rd 91 - Town of Omro – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment to A-2 (General Agriculture) as a condition of certified survey map approval.

MOTION by R. Keller, seconded by M. Gabert, to approve with findings as submitted. Motion carried 5-0.

3. Richard Christianson – South of 4158 County Rd II - Town of Clayton – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment to B-3 (General Business District), R-2 (Suburban Residential District) and M-1 (Mixed-use District) as a condition of certified survey map approval. MOTION by B. Defferding, seconded by R. Keller, to open for discussion and to approve with findings as submitted. Supervisor Gabert asked if the M-1 District allowed single-family residences and what other types of uses were allowed in the district. Zoning Administrator stated that

single-family residences were not allowed in the M-1 District and that uses allowed in the M-1 District were similar the uses allowed in the commercial districts. Zoning Administrator also stated that the zoning map amendment was a condition of certified survey map approval and that the amendment was compliant the county's Land Use Plan.

Motion carried 4-1. (Gabert – nay)

4. Town of Oshkosh – Chapter 23, Winnebago County Town/County Zoning Code – Text Amendment.

Committee reviewed staff report in order to take action on a text amendment to the Winnebago County Construction Site Erosion Control and Stormwater Management Ordinance (Chapter 23 – Town/County Zoning Code). The text amendment proposed would increase the impervious surface threshold from 3000-ft² to 15,000-ft² before a stormwater permit would be required.

MOTION by B. Joas, seconded by T. Egan, to open for discussion and to deny with findings as submitted. Committee discussed impact of proposed amendment, threat of annexation because of more relaxed stormwater standards within the City of Oshkosh and alternatives for towns wishing to be less restrictive than the county by adopting their own stormwater ordinances. Motion failed 2-3. (Gabert – nay, Egan – nay, Defferding – nay)

MOTION by M. Gabert, seconded by B. Defferding, to approve proposed text amendment. Committee discussed impact of proposed amendment, threat of annexation because of more relaxed stormwater standards within the City of Oshkosh, and alternatives for towns wishing to be more restrictive than the county by adopting their own stormwater ordinances. Motion carried 3-2. (Keller – nay, Joas – nay)

ADJOURNMENT

MOTION made by B. Joas to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 8:13 A.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

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