

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

January 30, 2018
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Claud Thompson, Larry Kriescher, Rob Keller and Maribeth Gabert. Cary Rowe, Zoning Administrator and Hanna Moscho, Erosion Control Technician. Karen Fredrick, court reporter and guests present.

The meeting was called to order by Thomas Egan, 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. Oshkosh Area School District – 1225 Oakwood Rd, Town of Algoma – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to B-3 (General Business) to continue operation of an elementary school and erect a digital sign. James Fochs – representing applicant, was sworn in. Mr. Fochs explained the zoning map amendment request. Mr. Ideus stated that the school district received donated digital signs that could only be located in a B-3 zoning district according to county ordinance. Mr. Fochs said the sign would be located in approximated the same location as the existing sign. Supervisor Gabert asked Mr. Fochs if the request was to rezone all five parcels to B-3. Mr. Fochs stated that the request had since been modified and approved by the town for two parcels only. Ben Krumenauer, Town Administrator for the Town of Algoma was sworn in. Mr. Krumenauer stated that the Town Planning Commission and the Town Board approved the zoning amendment request for parcels 002013111 and 0020130 only. There was no additional testimony and this portion of the hearing was closed.

2. Kim Walsh – 6780 Woodenshoe Rd - Town of Neenah – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-2 (Suburban Low Density Residential) (no wetlands) to create residential lots. David Winkle – attorney representing applicant, was sworn in. Mr. Winkle explained the zoning map amendment request. David Schmalz – 1445 McMahan Dr., Neenah, was sworn in. Mr. Schmalz stated that McMahan Associates conducted a survey of the property, a wetland delineation on the property and that the owner obtained a permit from the DNR for a pond. Zoning Administrator stated that he had received a resolution from the Town Board of Neenah recommending approval of the zoning map amendment with the following findings: 1) The requested zoning map amendment does agree with the adopted plan. 2) Town of Neenah Plan Commission recommends approval.

3) There were no objections from neighboring property owners. 4) This is consistent with the surrounding properties. There was no additional testimony and this portion of the hearing was closed.

3. Hahn Irrv Real Estate Tst – 615 N Lynndale Dr – Town of Wolf River – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot. Larry Kriese – representing applicant, was sworn in. Mr. Kriese explained the zoning map amendment request. Zoning Administrator stated that he had received a resolution from the Town Board of Wolf River recommending approval of the zoning map amendment with the following findings: 1) Compatible with the Town's future land use. 2) Compatible with existing use. 3) No objection from neighbors. There was no additional testimony and this portion of the hearing was closed.

4. Winnebago County Zoning Dept. – Chapter 23, Article 15 – Text Amendment.

Applicant is requesting text amendments to the Winnebago County Construction Site Erosion Control and Stormwater Management Ordinance in order to be in compliance with NR 151. Hanna Moscho – Winnebago County Erosion Control Technician, explained the proposed text amendments which were the result of a DNR audit of Winnebago County's erosion control and stormwater management program. Ray Zegers – 6743 Sunset Trail, Winneconne, was sworn in. Mr. Zegers asked if the proposed amendment regarding impervious surfaces would change setback requirements in shoreland areas. Ms. Moscho explained the changes to Mr. Zeger and how the stormwater management changes were unrelated to shoreland zoning code provisions for impervious surfaces. Zoning Administrator stated that he had received resolutions from the Town Boards of Black Wolf, Neenah, Poygan, Rushford, Vinland and Winneconne recommending approval of the proposed text amendments and resolutions from the Town Boards of Utica and Winchester disapproving the proposed amendments. Zoning Administrator also stated that town action is advisory only since proposed amendments are mandated by the DNR. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 7:02 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary