

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

March 29, 2022
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Tom Egan – Chairman, Maribeth Gabert, Rob Keller, Ben Joas (virtual) and Brian Defferding. Cary Rowe - Zoning Administrator, Karen Fredrick – Court Reporter and guests present.

***Public Hearing held via Zoom**

The meeting was called to order by Tom Egan – Chairman at 7:55 P.M. (Committee was attending a County Board Special Session meeting that started at 6:00 P.M. and ran later than expected.) Supervisor Egan explained the meeting protocol for virtual attendance. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Paul Lippold – 6441 S US Highway 45, Town of Black Wolf – Conditional Use.

Applicant is requesting a conditional use permit to operate a vehicle sales and repair shop. Paul Lippold – 6441 S US Hwy 45, Oshkosh, was sworn in. Mr. Lippold explained the request. Hillary Quella - 6459 W Decorah Ave, Oshkosh, was sworn in. Mrs. Quella asked Mr. Lippold what the overall picture of the operation would look like. Mr. Lippold stated that the typical automotive repairs would include suspension and alignments. Paul Glander – 6499 W Decorah Ave, Oshkosh, was sworn in. Mr. Glander stated that he had concerns about safety, traffic using the South end of the road to exit and kids on the road. Mona Schultz – 6495 W Decorah Ave, Oshkosh, was sworn in. Mrs. Schultz stated that she has concerns about increased traffic exiting W Decorah Ave on S US Highway 45 where a historically dangerous curve exists. Patricia Wegner – 6455 W Decorah Ave, Oshkosh, was sworn in. Mrs. Wegner stated that she has concerns about safety, traffic, parking, noise and lighting. David Zarling – 6463 W Decorah Ave, Oshkosh, was sworn in. Mr. Zarling stated that he had the same concerns already mentioned. Josh Gross – 6473 W Decorah Ave, Oshkosh, was sworn in. Mr. Gross stated that he had the same concerns already mentioned. Mary Ann Zarling – 6463 W Decorah Ave, Oshkosh, was sworn in. Mrs. Zarling stated that she had the same concerns already mentioned. Michelle Gross – 6473 W Decorah Ave, Oshkosh, was sworn in. Mrs. Gross stated that she had the same concerns already mentioned. The Zoning Administrator advised the guests that the proposed use is allowed in the B-2 zoning district as a conditional use however, other uses such as a tavern are allowed outright by a zoning permit. Conditional uses require a public hearing since the use may be more intense than other uses that are allowed outright. The Zoning Administrator also stated that the Town Board of Black Wolf unanimously approved with conditions as brought forth by the Town Planning &

Zoning Committee as follows: 1) Area is mostly residential. 2) Small parcel for this type of business operation. 3) Because of this, it is recommended that no more than 5 vehicles be parked outside of the building at one time, including employees. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by M. Gabbert to adjourn the meeting. Seconded by B. Defferding. Motion carried 5-0. Meeting adjourned at 8:55 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary