

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

May 28th, 2019
6:30 P.M.

1st Floor Conference Room – County Administration Building

PRESENT: Supervisors Tom Egan, Chairman, Maribeth Gabert, Robert Keller, Brian Defferding, Ben Joas, Brian P. O'Rourke - Land Use Planner, Karen Frederick - Court Reporter.

The meeting was called to order by T. Egan, Chairperson, at 6:30 P.M.

1. Village Life LLC – 2590 Village Ln, Town of Omro – Zoning Map Amendment

Applicant is requesting a zoning change/map amendment from B-2 (Community Business), R-1 (Rural Residential) & A-2 (General Agriculture), to A-2 for an existing parcel.

Brian Poheson, 2590 Village Ln, was sworn in and explained the request to remove multiple zoning districts on the existing parcel to have one district.

B. O'Rourke stated that the Town of Omro has recommended approval with findings.

There was no further testimony on this item.

2. Jerry Jannusch et al – 451, 453 & 469 S Green Bay Rd, Town of Neenah – Conditional Use

Applicant is requesting a Conditional Use Permit for expansion of an existing Personal Storage Facility.

Sara Chapman, representing all three owners, was sworn in and explained the request. They are planning on constructing both climate controlled and non-climate controlled personal storage units.

Ben Lafrombois, W7771 Spring Rd, Greenville, WI, was sworn in and stated that they are working with the VFW, currently located on one of the existing parcels, to make sure they approve of where the buildings are placed. He also indicated that the applicant(s) would be providing an electronic sign for them to use as advertising for their events.

B. O'Rourke stated the Town of Neenah has approved with conditions.

There was no further testimony on this item.

3. Tom Rusch – Southwest of 5001 Green Valley Rd, Town of Oshkosh – Zoning Map Amendment

Applicant is requesting a zoning change/map amendment from B-3 (Regional Business District) to A-2 (General Agriculture) for the creation of a new parcel.

Jim Erdman, Town of Oshkosh Chairman, was sworn in, and explained the request. The CSM is to provide access to an existing 40 acre parcel that will be used for future wetland mitigation(s).

M. Gabert inquired as to whether the Town will be requiring/allowing a culvert to be placed for access, to which Mr. Erdman stated one is already located there.

There was no further testimony on this item.

4. Town of Oshkosh – Winnebago County Town/County Ordinance Text Amendment

Applicant is requesting a text amendment to Chapter 23, Article 15, Section 15(1)(part), of the Winnebago County Town County Zoning Code. More specifically, the language proposed is as follows: "A permit shall be required for land development or redevelopment which increases impervious surfaces greater than 15,000 square feet." Current language specifies impervious surfaces greater than 3,000 feet.

J. Erdman explained the request for the text amendment and stated the Town feels the requirement change from 3,000 to 15,000 square feet would not have an adverse impact as the Town of Oshkosh is already treating their stormwater runoff with ditches and swales. He also stated that this is an "annexation" problem for the Town in that individuals could annex to the City of Oshkosh and have lesser stormwater restrictions.

Bill Demler, 4625 Plummers Point Rd, was sworn in and reiterated that the proposed change would not have any adverse impact(s).

B. O'Rourke read into the record which Towns recommend approval and which recommended denial of the proposed text amendment. He also stated staff is requesting a 30 day adjournment due to the fact that they have yet to find any data or documentation that verifies the proposed change from 3,000 square feet to 15,000 square feet will not have an adverse impact on stormwater management, nor has the applicant provided any such information.

Motion to adjourn this item 30 days per staff request by R. Keller. Seconded by B. Defferding. Motion carried 3-2 (Egan, Gabert, Nay).

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by Brian Defferding. Seconded by Ben Joas. Motion carried 5-0.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner