

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

June 27, 2017  
6:30 P.M.

Third Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Claud Thompson, Larry Kriescher and Maribeth Gabert. Cary Rowe, Zoning Administrator. Karen Fredrick, court reporter and guests present.

EXCUSED: Supervisor Keller

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. Jason Ideus – N of 1490 Leonard Point Rd, Town of Algoma – Conditional Use.

Applicant is requesting a conditional use for a personal storage facility in an A-2 zoning district. Jason Ideus – 1515 Addie Parkway, Oshkosh and Elizabeth Marks from Omni Associates were sworn in. Mr. Ideus explained the conditional use request. Mr. Ideus stated that his project would include: aesthetic appearance of units, vehicle access to come off Leonard Point Rd, landscaping above and beyond what is required, asphalt surfaces, and lighting on buildings that would not splay out beyond 20-ft. Supervisor Gabert asked owner if existing trees would remain. Mr. Ideus confirmed that the trees would remain. The following residents were sworn in and opposed the conditional use request for reasons of decrease in property values, increased crime, increased traffic and poor location: 1) Doug Vollmer – 4353 Bellhaven Ln, Oshkosh 2) Ron Karpinski – 3877 Braeburn St, Oshkosh 3) Tom Barnett – 3490 Nelson Rd, Oshkosh 4) Jeff Lytle – 3269 Nelson Rd, Oshkosh 5) Mike Audit – 1550 Mcintosh Ct, Oshkosh 6) Stephen Halron – 4298 Bellhaven Ln, Oshkosh 7) Ryan Boynton – 3315 Nelson Ct, Oshkosh 8) Allison Popple – 3365 Nelson Ct, Oshkosh 9) Nancy Austen – 4556 Bellhaven Ln Oshkosh 10) Andrea – 1950 S Westhaven Dr, Oshkosh 11) Dan Williams – 3261 Nelson Rd, Oshkosh 12) Sue Mangold – 4335 Haven Ct, Oshkosh. Craig Pollack – 1480 Gloria Ct, Oshkosh, was sworn in and stated that he supported the conditional use request. Kevin Mraz from Algoma Sanitary District No. 1 was sworn in. Mr. Mraz stated that he was neutral on the matter and summarized the infrastructure around and available to the property in relationship to the Town of Algoma's land use plan. 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 conditional use request. Mr. Krumenauer also provided a traffic report for Leonard Point Rd and confirmed that fire protection for the property can be provided by the fire department. Mr. Ideus presented documented information in the form of crime reports and traffic

reports relative to storage facilities but questioned the unsubstantiated statements made about lower property values. There was no additional testimony and this portion of the hearing was closed.

2. Jason Ideus – N of 1490 Leonard Point Rd - Town of Algoma – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-1 (Rural Residential) to create two residential lots. Zoning Administrator explained to the audience that this hearing item was separate from the previous hearing item and that unrelated testimony from the previous hearing item should not be repeated. Jason Ideus – 1515 Addie Parkway, Oshkosh, was sworn in. Mr. Ideus explained the zoning map amendment request. Zoning Administrator stated that he had received a resolution from the Town Board of Algoma recommending approval of the zoning map amendment with the following findings: 1) An exception was granted to Town of Algoma Chapter 225 Land Development – 59 Design Standards P. Lots (a) to allow a driveway to Lot 2 and a driveway to Lot 3 rather than the shared driveway. There was no additional testimony and this portion of the hearing was closed.

3. Harrison Sturgis – N of 167 Rockwood Ln – Town of Neenah – Conditional Use.

Applicant is requesting a conditional use permit for a personal storage facility in an A-2 (General Agriculture) zoning district. Harrison Sturgis Jr. – 167 Rockwood Ln, Neenah, was sworn in. Mr. Sturgis stated that he was in favor of the request but was opposed to the town's request to delay the hearing. Zoning Administrator stated that he had received a request from the Town of Neenah to delay the hearing for 30-days for the following reasons: 1) Verification that the officially mapped road through parcel 010-0199 has been vacated. 2) Review of the existing Conditional Use Permits for parcel 010-021402, 4C Storage located at 202 Rockwood Lane and 010-05050204, Stuff in Storage at 215 County Rd CB. Town Board discussed the need to have the same conditions applied fairly amongst these three properties. The town also stated that if a conditional use is granted, the following conditions should be placed on the permit: 1) No light from the property trespasses on adjacent properties. 2) Nuisance of dust from the property is managed properly. 3) A privacy fence be required on the south side and east side of the self-storage property. 4) The landscape plan and stormwater plan are reviewed and approved prior to construction of the self-storage units. No motion was made by any committee member to adjourn the hearing and hearing continued. Mr. Sturgis explained the conditional use request. 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 4-0. Meeting adjourned at 7:54 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary