

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

September 29<sup>th</sup>, 2020  
6:30 P.M.

1<sup>st</sup> Floor Conference Room – County Administration Building  
**\* Public Hearing held via Zoom**

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

EXCUSED: B. Defferding

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

1. Judith Domer – North of 11 Talbot Lan, Town of Black Wolf – Zoning Map Amendment

Applicant is requesting a Zoning Change/Map Amendment from R-1 (Rural Residential) to R-3 (Two Family Residential).

David Vienola, PO Box 8042, Oshkosh, representative of the applicant, was sworn in and explained the proposed zoning change. He plans on constructing two single family units on the parcel.

Duke Singer, 1814 Turtle Creek, was sworn in and questioned if there will be two wells for the units or if they'll share one well. He also asked if an environmental impact analysis has been done.

D. Vienola stated that at this point he's unsure if there will be two wells or one; most likely two for re-sale purposes.

B. O'Rourke stated that no environmental impact analysis is required for the proposed zoning change.

Andrew Spanbauer, 2005 Doty St, was sworn in and stated that he was opposed to the proposed zoning change as the area is all single-family homes.

Cynthia Griese, 4680 Lake Rd, was sworn in and asked whether the units would be owned or rented. She is opposed to the request.

D. Vienola stated that at this time he's unsure if they will be owned or rented.

B. O'Rourke stated that the Town of Black Wolf has recommended approval of the proposed zoning change with findings.

There was no further testimony on this item.

2. Robert Felberg et al – South of 5857 Helm Rd, Town of Winneconne – Zoning Map Amendment

Applicant is requesting a Zoning Change/Map Amendment from R-1 (Rural Residential) & A-2 (General Agriculture) to A-2.

B. O'Rourke stated that the town of Winneconne has recommended approval of the proposed zoning change with findings.

There was no further testimony on this item.

3. Carol Lanzerotti et al – Northeast of 9257 Riverview Ln, Town of Wolf River – Zoning Map Amendment

Applicant is requesting a Zoning Change/Map Amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of two new parcels.

Jeffrey Miller, 8410 Meyer Ln, was sworn in and stated that he owns property adjacent to the applicant and is purchasing a portion of that lot and combining it with his lot.

Lynn Miller, 8410 Meyer Ln, was sworn in and reiterated the previous testimony.

B. O'Rourke stated that there was no correspondence from the Town of Wolf River.

There was no further testimony on this item.

4. David Tipler – 1617 S Commercial St, Town of Neenah – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for vehicle rental, sales, and service in a B-2 (Community Business) District.

B. O'Rourke stated that the Town of Neenah has requested a 30-day adjournment of this item.

Motion to adjourn this item for 30 days by B. Joas. Seconded by M. Gabert. Motion carried 4-0.

There was no further testimony on this item.

5. Brent Walker et al – North of 4848 Island View Dr, Town of Oshkosh – Zoning Map Amendment

Applicant is requesting a Zoning Change/Map Amendment from R-2 (Suburban Residential) to A-2 (General Agriculture) for an existing parcel.

M. Gabert provided a brief background of the property; the lot is sewerred, the owner intends on building a shed on the property, and at this time does not intend on removing any trees.

B. O'Rourke stated that the Town of Oshkosh has recommend approval of the zoning change, with findings.

ADJOURNMENT

Motion to adjourn by Brian Joas. Seconded by M. Gabert. Motion carried 4-0.

Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP  
Land Use Planner