

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

March 31, 2009

6:30 P.M.

Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Joanne Sievert, Jeanette Diakoff, Thomas Egan and Claud Thompson. Cary Rowe, Zoning Administrator. Guests present.

The meeting was called to order by Patrick Brennand, 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. 4C Storage LLC Zoning Change – Town of Neenah.

Zoning Administrator advised Committee to adjourn this item to the April public hearing since the applicant has applied for a conditional use for outside storage accessory to the principal use in the current zoning district. Motion by J. Sievert, seconded by J. Diakoff to adjourn this item to the April public hearing. Motion carried unanimously. Harrison Sturgis Jr. – 167 Rockwood Ln, Neenah, was sworn in. He was opposed to the proposed zoning change to M-2. Joan Michel – 1615 Oakridge Rd, Neenah was sworn in. She was opposed to the proposed zoning change to M-2. There was no additional testimony and this portion of the hearing was closed.

2. 4C Storage LLC Conditional Use – Town of Neenah

Tom Coenen (applicant) was present and sworn in. He explained his request for a conditional use to store utility trailers, semi trailers, and camping trailers on his property which is zoned M-1. The trailer storage is accessory to cold storage warehousing on the property. Mr. Coenen stated that evergreens will be planted along the south end of the property which abuts residentially zoned property. He also testified that there would be approximately 20 trailers stored on the property. Harrison Sturgis Jr. – 167 Rockwood Ln, Neenah, was sworn in. Mr. Sturgis read a prepared statement for the record opposing the request for the conditional use. Tom Coenen stated that the neighbors spoke in favor of the conditional use request at the town meeting. Mr. Sturgis questioned the difference between the published explanation and the detailed testimony received this evening regarding the request. Zoning Administrator answered Mr. Sturgis' question stating that the purpose of the public hearing is to extract detailed testimony regarding the applicant's request. Paul Coenen (applicant) was sworn in. He stated that 4C Storage LLC would be planting trees along the south property line. Joan Michel – 1615 Oakridge Rd, Neenah was sworn in. Mrs. Michel stated that she was

more concerned about setting precedence than opposing the request for the conditional use. Zoning Administrator stated that the Town of Neenah had approved the conditional use request with the following findings: 1) The Town does have an adopted land use plan. 2) Action does agree with the adopted plan. Conditions: 1) The conditional use permit will not transfer with a change of ownership. 2) There will be no additional parking area. 3) Landscaping will be added on the south end of the property. There was no additional testimony and this portion of the hearing was closed.

3. Wade Wara Zoning Change – Town of Poygan

Wade Wara (applicant) was sworn in. He explained his rezoning request from A-2 (floodplain) to R-1 (no floodplain). Jerry Daubon – 1759 County Rd B, Winneconne, was sworn in. He spoke in opposition of the rezoning because he was concerned about drainage in the future affecting his lot which is currently higher than the lot being rezoned. Zoning Administrator advised Mr. Daubon that drainage issues will be addressed at the time of permit issuance and that drainage issues are easier to deal with on property that is not in the floodplain. Zoning Administrator stated that the Town of Poygan approved the zoning change with the following findings: 1) The town does have an adopted land use plan. 2) Action does agree with adopted Town plan. 3) No objectors. 4) Conforms with adjacent land use. 5) Appropriate zoning of property. There was no additional testimony and this portion of the hearing was closed.

4. Bohn Farms Zoning Change – Town of Poygan

Bruce Bohn (applicant) was sworn in. He explained the rezoning request from R-1 to R-2. Zoning Administrator stated that the Town of Poygan approved the zoning change with the following findings: 1) Town does have an adopted land use plan. 2) Action does agree with adopted Town plan. 3) No objections. 4) Conforms to adjacent land use. 5) Town P & Z recommended approval. There was no additional testimony and this portion of the hearing was closed.

5. First Addition to Bohn Plat Preliminary Plat – Town of Poygan

Applicant was present and sworn in. He explained the preliminary plat. Supervisor Diakoff questioned the shared use of the common road ditch between proposed town road and County Rd B. Zoning Administrator stated that the County Highway Department approved the access points to the proposed town road. He also said an approved drainage plan will have to address the capacity of the common ditch. Christopher Beyer – 9378 Blanco Rd, Winneconne, was sworn in. He questioned drainage plans and speed and safety issues at access points on County Rd B. Zoning Administrator advised committee of a memo from Brian O'Rourke, Associate Planner recommending approval of preliminary plat subject to conditions. There was no additional testimony and this portion of the hearing was closed.

6. Wisconsin DOT Zoning Change – Town of Oshkosh

Applicant was not present to speak on this item. Zoning Administrator explained the rezoning request from B-3 to M-2. He stated that the rezoning request is a condition of certified survey map approval as a result of reconfiguring Stillman Dr. Diane Albright – 2561 W. Waukau Ave Apt 4, Oshkosh, was sworn in. She stated that she worked at the business south of the property and just wanted to know what was going on. She hoped the property would be kept in neat and orderly fashion. Zoning Administrator indicated that the Town of Oshkosh approved the zoning change. There was no additional testimony and this portion of the hearing was closed.

7. Gerald Kalbus Zoning Change – Town of Black Wolf

Applicant was present and sworn in. He explained the rezoning request from P-1 to B-2. He stated that the purpose of the zoning change was to continue the same allowed use with lesser restrictive setbacks. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by T. Eagon to adjourn the meeting. Seconded by J. Diakoff. Motion carried unanimously. Meeting adjourned at 7:23 P.M.

Respectfully submitted,

Cary A. Rowe  
Recording Secretary