

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
DECEMBER 21, 2011 6:30 P.M.
LOUNGE ROOM – COURTHOUSE

PRESENT: Supervisors, Pat Brennand - Chairman, Claud Thompson, Jeanette Diakoff, Joanne Sievert, and Tom Egan. Eric Rasmussen, Code Enforcement Officer. Guests present.

EXCUSED: None

The meeting was called to order by P. Brennand, Chairman at 6:32 P.M. Committee members introduced themselves and Code Enforcement Officer explained appeals procedure. The Chairman stated that the committee would be adjusting the order of the agenda.

1. Carol Kaufmann, 2653 Indian Point Rd, Town of Oshkosh – Zoning Change

Florien Kaufmann, property owner, was sworn in. The zoning change is a condition of CSM approval. The CSM is being completed to reconfigure the lots to allow a farmer to access a portion of the field.

Jim Erdman was sworn in representing the Town. He stated that the Town has approved the Zoning Change.

There was no additional testimony and this portion of the hearing was closed.

2. Monteith Properties LLC, 4870 County Rd A, Town of Oshkosh – Zoning Change

No one was present representing the applicant.

Jim Erdman was sworn in representing the Town. He stated that the Town has approved the Zoning Change.

There was no additional testimony and this portion of the hearing was closed.

3. Michael Kurtz, 5915 Gibs Rd , Town of Vinland – Zoning Change

Michael Kurtz, property owner, was sworn in. He explained that there is a proposed CSM to add an additional 8 acres of land onto the parcel with his existing residence.

The Zoning Change will allow the land to continue to be farmed and eliminate dual zoning.

Zoning Officer read a resolution from the Town of Vinland approving the Zoning Change.

There was no additional testimony and this portion of the hearing was closed.

4. Kopplitz, 3110 County Rd Z, Town of Nekimi – Zoning Change

Arlyn Kopplitz, property owner, was sworn in. He stated the Zoning Change is a condition of CSM approval. The CSM is being done to correct a previous surveying error that was discovered at the sale of the property.

Zoning Officer read a resolution from the Town of Nekimi approving the Zoning Change with findings.

There was no additional testimony and this portion of the hearing was closed.

5. Jeffrey Ogden, NE Corner of Oakridge Rd & County Rd CB, Town of Neenah – Zoning Change

John Davel, the applicant, was sworn in. He explained that he felt the Zoning Change was compliant with the land use plan and will meet the intent of the ordinance. He discussed traffic, lighting, and noise.

Zoning Staff read the allowed uses in the M-1 Zoning District and explained the Extraterritorial Zoning restrictions.

Chris Baldwin was sworn in. He is opposed to the Zoning Change because he feels the allowed uses are not compatible with the area.

Don Pansy was sworn in. He had questions about the Conditional Use.

William Schueler was sworn in. He is opposed to the Zoning Change because of the increased traffic and incompatibility with adjacent properties.

Max Ogden, property owner, was sworn in. He feels that the proposed Zoning Change is suitable for the location and there is already lots of M-1 in the area.

Joan Michel, Harry Sturgis, Jr., Lori Bowers, Bob Thurber, Ken Berndt, and Kenneth Seere were sworn in. They were opposed to the Zoning Change based on a lack of buffer from existing residences, increased traffic, and the amount of storage already in the area.

Jeff Ogden, property owner, was sworn in. He feels that this is a good location for the proposed Zoning.

John Davel spoke regarding a wetland delineation that was done on the property.

Zoning Officer read a resolution from the Town of Neenah denying the Zoning Change with findings.

There was no additional testimony and this portion of the hearing was closed.

6. Jeffrey Ogden, NE Corner of Oakridge Rd & County Rd CB, Town of Neenah – Conditional Use

John Davel, the applicant, was sworn in. He explained that he the Zoning Change and Conditional Use are separate items. The use proposed with the Conditional Use application is for outside storage in conjunction with mini-storage warehousing.

Max Ogden, property owner, was sworn in. He explained that if the Conditional Use was not approved and the Zoning Change was the property would probably be developed as industrial.

Jeff Ogden, property owner, was sworn in. He explained that the property would be sold if the conditional use was approved.

Jim Tuchscherer was sworn in. He will be obtaining the property from the Ogdens in a property exchange if the Conditional Use is approved.

Harry Sturgis, Jr., William Schueler, Chris Baldwin, Bob Thurber, Mark Michel, Ken Berndt, Joan Michel, and Bob Michalkiewicz were sworn in. They are opposed to the Conditional Use based on increased traffic, incompatibility with adjacent properties, and the aesthetics of outside storage.

Zoning Officer read a resolution from the Town of Neenah denying the Conditional Use with findings.

There was no additional testimony and this portion of the hearing was closed.

7. Cinda Jones, Planeview Dr, Town of Nekimi – Conditional Use

Dennis Rhodes, the applicant representing the DOT, was sworn in. The conditional use is for a salt shed for the County to utilize. The shed could not be located closer to the 41 / 26 interchange because of the cost of land.

Jason Guerts, engineer for the DOT, was sworn in. The proposal includes scales and may be modified at the County request. The use should have very little effect on the Town road because the use will be minimal during spring thaw.

Tom Jones was sworn in. He had questions regarding drainage and the navigable stream.

Jason Guerts explained that the drainage for the project will be approved by the Arms Corps and the DNR. Fencing is planned for the project.

Tom Powell was sworn in. He had a question on the governmental use proposed.

Dennis Rhodes stated that the DOT's offer to purchase was contingent on the Conditional Use.

Zoning Officer read a resolution from the Town of Nekimi approving the Conditional Use with Conditions.

There was no additional testimony and this portion of the hearing was closed.

8. L&M Real Estate Inc, E of 3952 County Rd N, Town of Nekimi- Conditional Use
(Adjourned from November 28, 2011 PH)

Attorney Richard Carlson was sworn in he presented a list of conditions that he has proposed for the project. He also explained why he felt some of the conditions proposed to the Town were unreasonable. The applicant is extremely opposed to the hours of operation and the home value guarantee. The applicant would also like a 10 year approval because of the extreme initial cost of investment.

Chuck Nelson, applicant, was sworn in. He explained the need for additional hours of operation on Saturday.

Richard Nelson explained that if the Conditional Use was denied the applicant would be requesting a Zoning Change to M-2 for a similar use.

Tom Powell was sworn in. He is opposed to the Conditional Use. He said the home value guarantee was important to the property owners because of the possible decrease in property values.

Len Leverence was sworn in. He spoke about the Town's conditions and that he felt they needed some clarification. He also explained that the Town had not reviewed Mr. Carlson's proposed conditions.

Gordon Pepler was sworn in. He is opposed to the Conditional Use.

Zoning Officer introduced into record a letter and proposed conditions from Attorney Carlson as well as notes from Mr. Leverence.

T. Egan made a motion to adjourn the item until the January public hearing to allow the Town and the applicant time to discuss the proposed conditions. J. Sievert seconded. Motion carried 5-0 and the item was adjourned until the January public hearing.

There was no additional testimony and this portion of the hearing was closed.

Adjournment

Motion by C. Thompson to adjourn the meeting. Seconded by J. Diakoff. Motion carried 5-0 and the meeting was adjourned at 9:43 P.M.

Respectfully submitted,

Eric Rasmussen
Recording Secretary
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