

WINNEBAGO COUNTY
PLANNING AND ZONING COMMITTEE
PUBLIC HEARING
Tuesday, July 29, 2014
6:30 P.M.
Lounge Room – Courthouse

Present: Supervisors: Tom Egan, Larry Kriescher, Maribeth Gabert, and Robert Keller; Karen Fredrick – Court Reporter, Candace Zeinert – Code Enforcement Officer, and guests
Excused: Supervisor Claud Thompson

The meeting was called to order by Tom Egan, Chairman at 6:30 P.M. The Committee and staff introduced themselves and C. Zeinert read the appeals process.

1. Roger Zentner et al – 624 County Rd I, Town of Black Wolf – Zoning Map Amendment.

The applicant is requesting a zoning map amendment to A-2 (General Agriculture).

Roger Zentner was sworn in and explained that he is requesting the rezoning to put up a building for equipment as the current lot is not large enough to allow the size wanted. Mr. Zentner added that the Town requires 10 acres for agricultural properties, so the residential parcel and the whole agriculture parcel will be combined together with a CSM.

C. Zeinert read an abbreviated version of a letter from Dale Rezabek, Regional Shoreland Specialist of the WI DNR. Mr. Rezabek specified that the Department has no comments regarding the rezoning as long as the property continues to conform to the applicable shoreland zoning requirements for future development.

2. T & B Barr Real Estate – 1371 Planeview Dr, Town of Nekimi – Conditional Use.

The applicant/owner is requesting a conditional use for the addition of more self-storage buildings within an I-2 zoning district. The applicant was not present to give testimony.

C. Zeinert read an email/letter from Barbara Tigert, property owner across Nekimi Avenue from the subject property, who is in opposition of the request because of the additional traffic, noise, and crime that may result of the development.

3. Michael Koeune – 2015 County Rd II, Town of Neenah – Zoning Map Amendment.

The applicant is requesting a zoning map amendment for part of a parcel to be I-2 Heavy Industrial for the expansion of an auto and salvage business.

Sterling Kienbaum was sworn in and explained that the request was for a purchase of 4 acres to be switched to industrial to expand the use that is currently taking place. T. Egan inquired if the greenhouse use was to stay and what distance between uses there would be. Mr. Kienbaum answered yes and about an acre, respectfully.

Mr. Kienbaum approached R. Keller who then discussed location and surrounding uses with the map provided.

C. Zeinert read the Town of Neenah's resolution to approve the request.

4. Arnold Badtke et al – Sportsman Rd, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

T. Egan asked that zoning staff explain the requests. C. Zeinert explained that the Town of Utica had updated their Farmland Preservation plan last year for the non-shoreland portions of the property. Property owners had signed up for the program before/at that time. As a courtesy, Winnebago County Zoning Department is amending their zoning map to mimic the change for the shoreland portions of the properties, where the Town does not have jurisdiction.

T. Egan also inquired if property owners were notified of this change. C. Zeinert answered that each of the property owners was included in the mailings, similar to those that were notified for being within 300 feet of the property for notification requirements. Property owners were included on the affidavit of mailing.

No other testimony specific to this request was given.

5. Gary Lund – Sportsman Rd, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

No testimony was given on this request.

6. Darriel Kumbier – James Rd, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

No testimony was given on this request.

7. Marvin Ulrich – 5305 County Rd N, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

T. Egan explained that this property was the reason for his notification inquiry as there seemed to be a discrepancy between the property owner and the request. C. Zeinert read an email from Cary Rowe, Zoning Administrator that explained Mr. Ulrich did not have his property rezoned the A-1 and would like to keep it zoned A-2, the way it is. Mr. Rowe explained that the County had on file the form the Town of Utica sent out to participate in the Farmland Preservation program, which Mr. Ulrich signed.

8. Thomas Lloyd et al – N or 5010 County Rd N, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

No testimony was given on this request.

9. Kevin Kasuboski et all – 2027 Burr Oak Rd, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

No testimony was given on this request.

10. David Geffers – Mountain Rd, Town of Utica – Zoning Map Amendment.

Winnebago County Zoning is requesting a zoning map amendment to A-1 to be in accordance with the approved Farmland Preservation Plan.

Thomas Thiel was sworn in and inquired how the property could be zoned A-1 when it is all marshland and wetland. C. Zeinert explained that the property doesn't necessarily have to be farmed as "open space" is considered an allowed use under the A-1 zoning district. Mr. Thiel inquired if his marshland/wetland could then be rezoned to A-1. C. Zeinert recommended that if wanted to learn more, that he should contact Cary Rowe, Zoning Administrator at the Zoning Department.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn meeting. Seconded by M. Gabert. Motion carried unanimously. Meeting adjourned at 7:00 P.M.

Respectfully submitted,

Candace Zeinert
Recording Secretary