

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

August 25, 2015
6:30 P.M.

Conference Room 408 – County Administration Building

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

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. Beechwood Plaza Hotel Oshkosh LLC / Winnebago County – 1335 W 20th Ave, City of Oshkosh – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to Air-5 (Traffic Pattern Zone). Steve Sorenson – attorney for applicant, Peter Moll – Airport Director and Mike Cluff – Hotel Manager were sworn in. Mr. Sorenson explained the hotel's current non-conforming status and the reasons for the request to amend the Wittman Regional Airport Zoning Map to Air-5. The hotel could not be rebuilt in the current Air 2/Air 3 zoning district if it burned down. Mr. Sorenson stated that the hotel does comply with both the City of Oshkosh current zoning of the property and comprehensive plan. Mr. Moll stated that the proposed amendment would not affect the airport and that he was not opposed to the amendment. Mike Cluff stated that airport noise did not affect the operation of the hotel. Supervisor Kriescher asked Mr. Cluff if there were plans to add onto the hotel. Mr. Cluff stated that they just wanted to be able to rebuild the hotel if it was destroyed. Supervisor Keller asked witnesses if the height zone would be changed. Mr. Sorenson and Mr. Moll said the height zones would not change. Supervisor Egan stated for the record that similar businesses may want to make similar requests. Zoning Administrator stated that the zoning office did not receive any additional correspondence. There was no additional testimony and this portion of the hearing was closed.

2. Garanne Properties LLC – 2531 Omro Rd, Town of Algoma – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to B-2 (Community Business). Gary Lerch – 2919 Waldwic Ln, Oshkosh, was sworn in. Mr. Lerch explained the zoning map amendment request. Mr. Lerch stated that he was required to rezone a small portion of the property to eliminate dual zoning as a result of the creation of a new certified survey map. Zoning Administrator stated that he had yet received any

correspondence from the Town of Algoma. There was no additional testimony and this portion of the hearing was closed.

3. Fox Valley Islamic Society – 103 Kappell Dr, Town of Neenah – Conditional Use.

Applicant is requesting a conditional use permit to construct a shed. Mohammad Rashid – 1410 S Midpark Rd, Appleton, was sworn in. Mr. Rashid stated that a new shed was needed on the property for storage. Zoning Administrator stated that he had received a resolution from the Town Board of Neenah recommending approval of the conditional use with the following finding: 1) No objections from neighbors. There was no additional testimony and this portion of the hearing was closed.

4. Zink Investments LLC – 2790 Yorkton Place, Town of Algoma – Zoning Map Amendment (Adjourned from July PH).

Applicant is requesting a zoning map amendment to M-1 (Mixed Use District). Steve Zink – 3009 Wylde Oak Ct, Oshkosh, was sworn in. Mr. Zink provided additional information regarding the proposed micro brewery and explained how the Town of Algoma's comprehensive plan was developed. Mr. Zink also stated that false statements were made at the previous hearing. The following residents were opposed to the request and/or had concerns regarding meeting notifications, the county and town's future land use plan, effect on the water table, traffic, incompatible use to surrounding uses, negative effects on property values, possible expansion of use within property, other allowed commercial uses, odors and attraction of rodents:

Kim Bahr – 810 N Oakwood Rd, Oshkosh
James Frey – 2627 Westmoor Rd, Oshkosh
Mike Brooks – 2829 Westmoor Rd, Oshkosh
Carrie Shipman – 811 Bison Pt, Oshkosh
Stacey Ruedinger – 2718 Yorkton Place, Oshkosh
Carl Simpson – 2786 Westmoor Rd, Oshkosh
Hans Bichler – 2620 Westmoor Rd, Oshkosh

Steve Zink addressed all concerns brought up by residents and stated that most of the concerns were based on speculation. James Frey asked Zoning Administrator if the Town of Algoma provided reasons for denying the zoning map amendment. Zoning Administrator stated that he did not have the town's response in the file but would provide Mr. Frey with the reasons for denial. Zoning Administrator then read in correspondence from Joe Scheibinger recommending denial of the zoning map amendment. 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 R. Keller. Motion carried 5-0. Meeting adjourned at 7:43 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary