

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 25, 2023
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, John Hinz – Chairman, Tom Egan, Maribeth Gabert, Shanah Zastera and Howard Miller. Cary Rowe - Zoning Administrator, Daniel Lefebvre – Assistant Zoning Administrator, Karen Fredrick – Court Reporter and guests present.

***Public Hearing held via Zoom**

The meeting was called to order by John Hinz – Chairman at 6:30 P.M. Supervisor Hinz explained the meeting protocol for virtual attendance. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Kratz, Stephen – Parcels North & South of Duchess Ln, Town of Algoma – Zoning Map Amendment (Adjourned from June Public Hearing).

Applicant is requesting a zoning map amendment to R-2 (Suburban Residential District) to create residential lots. Jeff Somers – 1556 Milton Circle, Oshkosh, was sworn in. Mr. Somers asked if a certified survey map was done on the property. The Zoning Administrator stated that a csm had been submitted to the zoning office for review, but the map was not part of the hearing process as the map is reviewed and approved separately by the town and the county. The Zoning Administrator also stated that the Algoma Town Board approved the zoning map amendment with the following findings: 1) Town has an adopted land use plan. 2) Action agrees with town land use plan. There was no additional testimony and this portion of the hearing was closed.

2. WISCOLABS LLC – 416 State Rd 26, Town of Nekimi – Conditional Use Permit.

Applicant is requesting a conditional use permit to expand an existing commercial kennel. Matt Mokler – 431 W 10th, Oshkosh, was sworn in. Supervisor Egan asked Mr. Mokler if he was putting on an addition. Mr. Mokler stated that he was constructing a new separate building that will contain a pool and that the existing pool on the property was just a temporary set up. The Zoning Administrator stated that the Nekimi Town Board approved the conditional use request. There was no additional testimony and this portion of the hearing was closed.

3. Treehouse Properties, LLC – 7258 Roys Rd, Town of Winneconne – Conditional Use Permit.

Applicant is requesting a conditional use permit for a campground. Michael Losse – 5887 T Bar Ln, Winneconne, was sworn in. Mr. Losse asked if it was a business, who the managing members are, who the owners of 7250 are and if there were any traffic studies done. Daniel Aronson – 7160 Roys Rd, Winneconne was sworn in through Zoom. Mr. Aronson stated that he and his wife are the managing members of the campground, his brother and sister-in-law are the owners of 7250 Roys Rd, there were no traffic studies done and that there will be a maximum of four groups of 2-3 people and five cars on site. Mr. Losse also asked Mr. Aronson if domestic waste has been addressed. Mr. Aronson stated that a person had been hired to design a mound system with a septic tank. Mr. Aronson also stated that the existing building on the property houses four occupants. Supervisor Gabert expressed concerns about the length of stay. Supervisor Zastera asked Mr. Aronson if he addressed drugs, drinking and sex offender screening. Mr. Aronson stated that he did not. The Zoning Administrator stated that the county health department licenses campgrounds. The Zoning Administrator also stated that the Winneconne Town Board approved the conditional use request with the following findings and conditions: Findings: 1) No negative impact on town. Conditions: 1) Maximum units 4. There was no additional testimony and this portion of the hearing was closed.

4. Cottrell, Steven – 5944 Gibbs Rd, Town of Vinland – Zoning Map Amendment.

Applicant is requesting a zoning map amendment from R-1 (Rural Residential) to A-2 (General Agriculture) as a condition of csm approval. Steve Cottrell – 5944 Gibbs Rd, Oshkosh, was sworn in. Supervisor Egan asked Mr. Cottrell if he was enlarging the lot to put up a pole building. Mr. Cottrell stated that he was going to put up a pole building. The Zoning Administrator stated that the zoning office had not received any correspondence from the town. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by T. Egan to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary