

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

December 23, 2010

6:30 P.M.

Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Claud Thompson, Jeanette Diakoff, Joanne Sievert, and Thomas Egan. 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. Jeff Ogden, 1517 County Rd O, Town of Neenah – Conditional Use.

Applicant is requesting a conditional use permit to crush stone hauled in from another project site. John Davel of Davel Engineering was sworn in. Mr. Davel explained the proposed operation and stated that only the existing stockpile of stone on the property will be crushed and used for site preparation. Max Ogden was sworn in. Mr. Ogden stated that he did not need any more rock for the site. Zoning Administrator stated that the committee may want to consider a 2-year term for the conditional use permit so the applicant would not have to come back for a public hearing if the material is not processed within the one year period due to the present economy. Zoning Administrator also stated that he had not received any response from the town yet. There was no additional testimony and this portion of the hearing was closed.

2& 3. Mike Schuster, 1390 Broderick Rd, Town of Omro – Conditional Use and Zoning Change

Applicant is requesting a conditional use permit for a planned unit development on private sewage systems on a private road and a zoning change to R-5 for a planned unit development. Mike Schuster – 1390 Broderick Rd, Omro, was sworn in. Mr. Schuster presented the committee with the proposed certified survey map showing building envelopes to allow for future shadow lots. Supervisor Sievert expressed concerns about the creation of lots on private roads in a planned unit development. Maintenance responsibilities of the road and access by emergency vehicles were of particular concern. Zoning Administrator stated that the town of Omro specifically addressed the private road in the conditions of approval. Zoning Administrator stated that the town of Omro approved the zoning change with the following findings and conditions; 1) The town does have an adopted land use plan. 2) Action does agree with the adopted plan. The town of Omro also approved the conditional use request with the following findings; 1) The town does have an adopted land use plan. 2) The request does agree with the adopted plan. Conditions; 1) A separate

document specifying the driveway easement and conditions for its construction and maintenance shall be recorded at the time of recording the CSM. 2) A map shall be recorded which shows "building envelopes" that recognize setbacks not only for the parcels of the CSM but also for the potential new parcels allowed by the Town of Omro Comprehensive Plan. There was no additional testimony and this portion of the hearing was closed.

5. Terry Proctor, 7394 Liberty School Rd, Town of Omro – Conditional Use

Applicant is requesting a conditional use to operate a church in an agricultural district. Reverend Greg Haugen – 8482 Liberty School Rd, Omro, was sworn in. Reverend Haugen presented the committee with the proposed floor plan for the existing structure and explained the conditional use request. Reverend Haugen stated that the existing structure and septic system has the capacity for 80 people and that one parking spot would be provided for every 5 people to comply with county ordinances. Haugen also said the existing structure is 2,460 ft² and that ingress and egress would be from Liberty School Rd. Zoning Administrator advised Reverend Haugen that any expansion of the parking lot beyond 1000 ft² would require a storm water permit which may include the installation of the detention pond. Committee requested the Zoning Administrator to include a condition that permit is for applicant only if request is approved. Zoning Administrator stated that the town of Omro approved the conditional use with the following findings; 1) The town does have an adopted plan, 2) The request does agree with the adopted plan. Conditions; 1) The change of use shall comply with all applicable building codes of State, County and Town. 2) Any future expansion of building or parking shall be subject to additional conditional use review for additional conditions. 3) The property shall be immediately subject to the Town of Omro Site Plan Ordinance, section 2.0, Site Plan Review Criteria. 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 C. Thompson. Motion carried unanimously. Meeting adjourned at 7:13 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary