

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

April 8, 2020
7:45 A.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Rob Keller (virtual), Maribeth Gabert, Ben Joas (virtual) and Brian Defferding (virtual). Cary Rowe - Zoning Administrator, Brian O'Rourke – Associate Planner, Karen Fredrick (virtual) - court reporter and guests present.

The meeting was called to order by Thomas Egan, Chairman at 9:00 A.M.

1. Harve Ross et al – West of 3903 Sand Pit Rd, Town of Omro – Zoning Map Amendment.

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by B. Defferding, seconded by B. Joas, to approve the zoning map amendment with findings as submitted. Supervisor Joas stated that residents brought up concerns about the storage units allowed by conditional use in the B-3 district because of the many other uses allowed in the B-3 district and then when the A-2 district was suggested which is more restrictive with commercial uses, the residents still maintained they had concerns about the storage units and that the A-2 zoning was not compliant with the town's comprehensive plan. Supervisor Joas then added that the B-3 zoning is compliant with the county's comprehensive plan and allows for storage units by conditional use. Supervisor Keller stated that he agreed with Supervisor Joas made the following findings: 1) Winnebago County has an adopted future land use plan which incorporated the City of Oshkosh' future land use plan. 2) Rezoning the property from B-2 (Community Business District) to B-3 (General Business District) is consistent with Winnebago County's future land use plan. MOTION carried 5-0.

2. Harve Ross et al – West of 3903 Sand Pit Rd, Town of Omro – Conditional Use.

Committee reviewed findings in order to act on a conditional use.

MOTION by B. Defferding, seconded by M. Gabert, to approve the conditional use with conditions. Supervisor Defferding made the following findings: 1) Lighting will not be a problem since it has to comply with the zoning code. 2) Traffic would be less than the residential traffic of the neighboring subdivision. 3) Taxes pay for the public road. 4) Research indicates storage units do not decrease property values. 5) Research indicates crime is not increased from storage units and the property will have security cameras. 6) Proposed berms will provide screening to the subdivision. Conditions: 1) Site shall be reviewed after one year for compliance

with conditional use permit. 2) Effective date of conditional use permit shall be upon county board approval of zoning map amendment to B-3. 3) Conditional use permit shall comply with Chapter 23 of the Winnebago County Town/County Zoning Code. 4) A stormwater permit shall be obtained from the Town of Omro. MOTION carried 5-0.

3. Horseshoe Storage LLC – 41 Horseshoe Rd, Town of Algoma – Zoning Map Amendment (adjourned from the February 25, 2020 public hearing).

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by M. Gabert, seconded by B. Joas, to approve the zoning map amendment with findings as submitted. Motion carried 5-0.

4. Edward Kerr – 7875 Cut-Off Ln, Town of Wolf River – Zoning Map Amendment.

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by M. Gabert, seconded by B. Joas, to approve the zoning map amendment with findings as submitted. Motion carried 5-0.

5. Edward Kerr – 7875 Cut-Off Ln, Town of Wolf River – Conditional Use.

Committee reviewed findings and conditions in order to act on a conditional use permit.

MOTION by B. Joas, seconded by B. Defferding, to approve the conditional use permit with findings and conditions as submitted. Motion carried 5-0.

6. Howard Schneider / Steve Bastin – East of 7181 and 7193 Clark Point Rd, Town of Winneconne - PDD

Committee reviewed findings and conditions in order to act on a Planned Development District.

MOTION by B. Joas, seconded by M. Gabert, to approve the Planned Development District with findings and conditions as submitted. Motion carried 5-0

7. Jonmar Investments LLC – 5034 State Rd 21, Town of Omro – Zoning Map Amendment.

Committee reviewed findings in order to act on a zoning map amendment.

MOTION by M. Gabert, seconded by B. Defferding, to approve the zoning map amendment with findings as submitted. Motion carried 5-0.

ADJOURNMENT

MOTION made by M. Gabert to adjourn the meeting. Seconded by B. Joas. Motion carried 5-0. Meeting adjourned at 9:40 A.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary