

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

May 30th, 2017

6:30 P.M.

3rd Floor Conference Room – County Administration Building

PRESENT: Supervisors Tom Egan, Chairman, Larry Kriescher, Claud Thompson, Maribeth Gabert, Brian P. O'Rourke, Associate Planner, Lynne Egan, Court Reporter.

EXCUSED: Robert Keller

The meeting was called to order by T. Egan, Chairperson, at 6:30 P.M.

1. Kenneth Walter – North of 5211 Channel View Dr, Town of Oshkosh – Zoning Map Amendment.

Applicant is requesting a zoning change/map amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new lot.

K. Walter was sworn in and explained the request, and that he is creating a larger lot and therefore needs the zoning change to R-1.

B. O'Rourke stated that there was correspondence from the Town of Oshkosh recommending approval of the request.

There was no further testimony on this item.

2. Winnegamie Farms – West of 3023 Winnegamie Dr, Town of Clayton - Plat.

Applicant has submitted a preliminary plat for a two lot subdivision.

Jim Sehloff, surveyor for the applicant, was sworn in and explained the request.

B. O'Rourke stated that there was no correspondence from the Town of Clayton.

3. Douglas Falk – West of 5504 E State Rd 116, Town of Winneconne – Zoning Map Amendment.

Applicant is requesting a zoning change/map amendment from B-2 (Community Business District) to B-3 (Regional Business District) in order to construct a personal storage facility and bus storage facility.

Douglas Falk was sworn in and explained the request. He has asked for a special exception for a gravel lot, will be storing 12 busses, will have scone type lighting over approximately every other garage door, and the layout of the storage units was based on the drainage plan being done by McMahon & Associates.

Ben Sarbow, neighbor, was sworn in and expressed concern with regard to traffic, layout of the units, and safety.

Dan Dowling, neighbor, was sworn in and expressed concern with regard to traffic and drainage.

M. Gabert asked how many driveways there would be on the property, to which the applicant stated only one driveway will be used.

B. O'Rourke stated that the Town of Winneconne recommended approval of both the zoning change and conditional use permit, with a condition.

There was no further testimony on this item.

4. Douglas Falk – West of 5504 E State Rd 116, Town of Winneconne – Conditional Use.

Applicant is requesting a conditional use permit in order to construct a personal storage facility and bus storage facility.

* This item was opened simultaneously with item #4 – see item #4 for testimony.

5. Keith Halder – 7439 County Rd B, Town of Poygan – Zoning Map Amendment.

Applicant is requesting a zoning change/map amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new lot.

Todd Boelter, neighbor representing the applicant, was sworn in and explained the request, which is the creation of a new lot under five acres, therefore needing a zoning change to R-1.

B. O'Rourke stated that the Town of Poygan recommended approval of the proposed zoning change.

There was no further testimony on this item.

6. Daniel Clark – East of 5987 County Rd E, Town of Omro – Conditional Use (adjourned from April public hearing date).

Applicant is requesting a conditional use permit for a personal storage facility in an A-2 (General Agriculture) district.

Daniel Clark was sworn in and explained the request. There will now be eight buildings as opposed to four, four rows of units with 78 units in each row, for a total of 312 units. He also plans on having gravel drives between units.

Doug Frees, neighbor, was sworn in and expressed concern with regard to drainage.

Diane Frees, neighbor, was sworn in and expressed concern with traffic and the existing driveway.

Brandon Baker, neighbor, was sworn in and expressed concern with traffic and safety.

T. Tuschl, Town of Omro Plan Commission Chairman, was sworn in and asked B. O'Rourke read the correspondence from the Town into the record, and he would then be more than happy to answer questions with regard to the conditions the Town approved.

B. O'Rourke stated that the Town of Omro has approved the request, with multiple conditions.

M. Gabert asked for clarification on the locations of the berms which were part of the conditions the Town has approved.

T. Tuschl stated the berms must be placed on the north, west, and east side of the property.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by L. Kriescher. Seconded by M. Gabert. Motion carried 4-0.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Associate Planner