

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
PUBLIC HEARING

June 29th, 2021

6:30 P.M.

First Floor Conference Room (120) – County Administration Building

PUBLIC HEARING HELD VIA ZOOM

PRESENT

Supervisors: Tom Egan, Robert Keller, Brian Defferding, Maribeth Gabert, and Ben Joas (virtual).

Staff: Cary Rowe -Zoning Administrator, Daniel Lefebvre -Code Enforcement Officer, and Karen Fredrick -Court Reporter.

The meeting was called to order by Tom Egan - Chairman at 6:30 P.M. Committee members and staff introduced themselves.

DENNIS LANG – NORTH OF 6125 E LYNGAAS RD, TOWN OF WINNECONNE – ZONING MAP AMENDMENT

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) to R-1 (Rural Residential) for the creation of a new parcels.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating adverse effects to water drainage, wildlife habitat, parking, and increased traffic should the property be developed.

D. Lefebvre stated that the Town of Winneconne has recommended approval with findings.

There was no further testimony on this item.

DENNIS FRERKS – WEST OF 6540 LAKESHORE RD, TOWN OF WINNECONNE – ZONING MAP AMENDMENT

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) and R-8 (Manufactured/Mobile Home Community) to R-8 for the creation of new parcels.

D. Lefebvre stated that the Town of Winneconne has recommended approval with findings.

There was no further testimony on this item.

**TULLER ROAD LLC – SW CORNER OF TULLER RD & OAKRIDGE RD,
TOWN OF NEENAH – ZONING MAP AMENDMENT**

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-1 (Light Industrial) District.

John Davel, owner's agent, was sworn in and explained the applicants request; he stated there are no specific future plans for the property.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating potential adverse effects on water drainage should the property be developed.

D. Lefebvre stated that the Town of Neenah has recommended approval with findings.

There was no further testimony on this item.

**MATT ZIEGENHAGEN – NE CORNER OF STATE HWY 21 & REIGHMOOR
RD, TOWN OF OMRO – ZONING MAP AMENDMENT**

For the creation of two lots the applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & B-2 (Community Business) Districts to B-3 (General Business) District, and a Zoning Map Amendment from B-2 (Community Business) to A-2 (General Agriculture) Districts.

Abby - Martenson & Eisele, owners' agent, was sworn in and explained the zoning map amendment request and traffic safety concerns about potential development with correspondence from the WI Department of Transportation.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating potential development may cause adverse effects to traffic/road safety and may violate the Town/County comprehensive plan. Other property owners are concerned about the potential future use of the property, and requested the item be adjourned.

D. Lefebvre stated that the Town of Omro has recommended approval with findings.

Committee discussed reasons for adjournment.

There was no further testimony on this item.

MOTION made by B. Defferding to adjourn the item. Seconded by M. Gabert. Motion carried 4-1 (R. Keller).

WISCONSIN TUBING PROPERTIES – 5705 COUNTY RD E, TOWN OF OMRO – ZONING MAP AMENDMENT

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-2 (Heavy Industrial) District.

Steven Lowney was sworn in and explained the zoning map amendment request.

D. Lefebvre stated that the Town of Omro has recommended approval with findings.

There was no further testimony on this item.

ADJOURNMENT

MOTION made by B. Defferding to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 8:00 P.M.

Respectfully submitted,

Daniel R. Lefebvre
Code Enforcement Officer