

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 26, 2016
6:30 P.M.

Conference Room 408 – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Claud Thompson, Larry Kriescher, Maribeth Gabert and Robert Keller. Cary Rowe, Zoning Administrator. Karen Fredrick, court reporter and guests present.

The meeting was called to order by Thomas Egan, 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. Edward Sypek et al – E of Parcel 026-0661-07 on Paynes Point Rd, Town of Vinland – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-2 (suburban residential). Ed Sypek – 6362 Paynes Point Rd, Neenah, was sworn in. Mr. Sypek explained the zoning map amendment request which was for the expansion of three existing garage lots along Paynes Point Rd. Zoning Administrator stated that he had received a resolution from the Town Board of Vinland recommending approval of the zoning map amendment with the following finding: 1) The requested zoning map amendment does agree with the adopted plan. There was no additional testimony and this portion of the hearing was closed.

2. Dave Voss Jr et al – 7515 Richter Ln - Town of Wolf River – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-1 (Rural Residential). Darryl Lehman – Martensen & Eisele, was sworn in. Mr. Lehman stated that he represented the property owner and explained the zoning map amendment request which was required as part of the approval of a certified survey map. Dave Voss – 7515 Richter Ln, Larsen, was sworn in. Mr. Voss stated that he purchased the property and cleaned it up which involved the removal of several mobile homes. The property is currently being used as a family park. Zoning Administrator stated that he had received a resolution from the Town Board of Wolf River recommending approval of the zoning map amendment with the following findings: 1) Town does have an adopted plan. 2) Action agrees with Town adopted plan. 3) No objection from neighboring property owners. 4) Eliminates dual zoning. There was no additional testimony and this portion of the hearing was closed.

3. Skipper Real Estate LLC – 1351 Egg Harbor Ln – Town of Algoma – Conditional Use.

Applicant is requesting a conditional use to be allowed to operate a marina, personal storage facility, heavy vehicle sales and service, and a community center in the B-3 Zoning District. Todd Suchomel – 329 Travellers Run, Burlington, was sworn in. Mr. Suchomel explained the conditional use request. The conditional use request is for a new building and the multiple uses already occurring on the property. Zoning Administrator stated that he had received a resolution from the Town Board of Algoma recommending approval of the conditional use request. There was no additional testimony and this portion of the hearing was closed.

4. Ron Wachholz – East of 3664 Nekimi Ave, Town of Nekimi – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to I-1 (Light Industrial). Chris Schmid – 7821 Swiss Rd, Oshkosh was sworn in. Mr. Schmid explained the zoning map amendment request. The proposed use for the property is a contractor yard. Zoning Administrator stated that he had received a resolution from the Town Board of Nekimi recommending approval of the zoning map amendment with the following finding: 1) The requested zoning map amendment does agree with the adopted plan. 2) The Town agrees with above. There was no additional testimony and this portion of the hearing was closed.

5. EAA – W Waukau Ave, Town of Nekimi – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to I-1 (Light Industrial). David Goelzer – attorney for EAA was sworn in. Mr. Goelzer explained the zoning map amendment request. The proposed zoning map amendment was being requested for the existing airport and related uses. The majority of the land owned by EAA is zoned A-2 (general agriculture) which allows an airport as a conditional use. The EAA is proposing a building expansion which currently requires a conditional use. The proposed zoning map amendment to light industrial would eliminate the need to request a conditional use through a public hearing every time a new building is proposed. The county's zoning ordinance had changed in 2012 and subsequently eliminated a P-1 (public institutional district) which allowed the airport and related uses without a conditional use permit. Mr. Goelzer also stated that the EAA would like to rezone all its property to the light industrial district for future planning as the airport operation and related uses continue to expand. John Morrell – 1814 W Waukau Ave, Oshkosh, was sworn in. Mr. Morrell asked the committee to table this agenda item until next month. Supervisor Gabert asked Mr. Morrell why he was requesting that the agenda item be tabled. Mr. Morrell stated that there are concerns about the impact the I-1 zoning would have on property values and that most of the residents in the area could not get to the hearing because of the EAA. Cyril Griesbach – 3940 Knapp St, Oshkosh, was sworn in. Mr. Griesbach stated that he was concerned about the request for a blanket rezone and the potential impact on traffic. Mr. Griesbach also wanted to know what EAA's future plan was. Robert

Matulle – 1832 W Waukau Ave, Oshkosh, was sworn in. Mr. Matulle was concerned about the possible impact the zoning map amendment would have on property values. Mr. Griesbach who was already sworn in, asked what type of land uses were allowed in the light industrial district. Zoning Administrator read all the allowed uses in the light industrial district and pointed out some of the uses already occurring on the EAA property. Supervisor Gabert asked Attorney Goelzer how long the EAA had air shows on the grounds. Attorney Goelzer stated that he did not know. Supervisor Kriescher asked Zoning Administrator when the Town of Nekimi was sent a notice of the public hearing. Zoning Administrator stated that the notice had been sent to the town on July 7, 2016. Zoning Administrator stated that he had received a resolution from the Town Board of Nekimi recommending approval of the zoning map amendment with the following finding: 1) The requested zoning map amendment does agree with the adopted plan. 2) The Town approves zoning map amendment excluding four parcels 012-0176, 012-0177, 012-0205 and 0120210. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by R. Keller. Motion carried 5-0. Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary