

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 26, 2022
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, John Hinz – Chairman, Maribeth Gabert, Tom Egan, Shanah Zastera and Howard Miller. Cary Rowe - Zoning Administrator, Karen Fredrick – Court Reporter and guests present.

***Public Hearing held via Zoom**

The meeting was called to order by John Hinz – Chairman at 6:30 P.M. Supervisor Hinz explained the meeting protocol for virtual attendance. Committee members introduced themselves and Zoning Administrator explained appeals procedure.

1. Norris, Joseph; et al – 264 Old Oregon Rd, Town of Black Wolf – Zoning Change.

Applicant is requesting a zoning map amendment to R-1 (Rural Residential) for continued residential use of the property. Justin Pucker – N 7898 Lakeshore Dr, Fond du Lac, was sworn in. Mr. Pucker stated that his bank is requiring the residential zoning in order for him to get financing. The Zoning Administrator stated that the zoning office received an e-mail from Robert Nelson expressing concerns about continued residential development of the property. The Zoning Administrator also stated that the Town Board of Black Wolf approved the zoning map amendment request with the following findings: 1) Town has an adopted land use plan. 2) Action agrees with town land use plan. There was no additional testimony and this portion of the hearing was closed.

2. Koch, Ryan – 4891 Rivermoor Rd, Town of Omro and Winneconne – Zoning Change.

Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to continue general agricultural use of the property. Ryan Koch – 4979 Rivermoor Dr, Omro, was sworn in. Mr. Koch explained the request and stated that they have no intention of ever developing the property. The Zoning Administrator also stated that the Town Board of Omro approved the zoning map amendment request with the following findings: 1) Town has an adopted land use plan. 2) Action agrees with town land use plan. The Zoning Administrator also stated that the Town Board of Winneconne approved the zoning map amendment request with the following findings: 1) Town has an adopted land use plan. 2) Action does not agree with town land use plan. 3) Town agrees to amend its land use plan. There was no additional testimony and this portion of the hearing was closed.

3. Metz Family Farm – 6435 Wiesner Rd S, Town of Winneconne – Conditional Use.

Applicant is requesting a conditional use permit to operate a campground and a bed and breakfast. Mark Metz – 1514 Upper Parkway South, Wauwatosa, was sworn in. Mr. Metz stated that the original resort was started 50-years ago and that they were reestablishing and licensing it through the Winnebago County Health Department as a campground and bed and breakfast. Jake Wiesner – 3349 Vinland Center Rd, Neenah, was sworn in. Mr. Wiesner stated the Metz is bordered by a wildlife conservation easement and that he had concerns about trespassing and quiet hours. Marv Kuhlman – 5210 State Rd 116, Omro, was sworn in. Mr. Kuhlman asked where the camping would occur and if it was being expanded. Evelyn Dorn – 6520 Wiesner Rd, Omro, was sworn in. Mrs. Evelyn supported the conditional use request. Trevor Metz – 6435 Wiesner Rd South, Omro, was sworn in. Mr. Metz stated that he lives at the farm and that there were two trespassing instances over the last three years. Mr. Metz also stated they could possibly work out quiet hours. Supervisor Zastera asked Mr. Metz if there were established quiet hours now. Mr. Metz that there were no established quiet hours. Supervisor Gabert asked Mr. Metz how many campsites would there be. Mr. Metz stated that he is not expanding the campground. Mark Metz stated existing camping occurs on 40 of the 173 acres that they own. Supervisor Gabert asked Mr. Metz if the family could use easement. Mr. Metz stated that the family could use the easement but no one else can. Mr. Wiesner stated that he was opposed to any loud music. Supervisor Egan advised the committee that no party can regulate noise. Supervisor Gabert asked Mr. Metz how old the farm was. Mr. Metz stated that the farm was established in 1888. The Zoning Administrator reminded the committee and the audience that the request was also for a bed and breakfast. The Zoning Administrator also stated that the zoning office received e-mails from Thomas & Karla Dowling, Katie Buser and Nathaniel Harter, all of which, supported the conditional use request. The Zoning Administrator also stated that the Town Board of Winneconne approved the conditional use request with the following findings: 1) Allowed under County Code. 2) Cabins with on-site POWTS. There was no additional testimony and this portion of the hearing was closed.

4. Cvengros, Jonathon – 7070 Woodenshoe Rd, Town of Neenah – Zoning Change.

Applicant is requesting a conditional use permit to for a major home occupation described as used firearm refinishing and repair as permitted by a Federal Firearms License. Johnathan Cvengros – 7070 Woodenshoe Rd, Neenah, was sworn in. Mr. Cvengros stated that he was applying for a federal firearm license. Supervisor Gabert asked Mr. Cvengros what he does with the guns. Mr. Cvengros stated that he fixes and restores them as well as making them safe. Supervisor Egan asked Mr. Cvengros if he sells guns. Mr. Cvengros stated that he did sell guns. Supervisor Hinz asked Mr. Cvengros if he could transfer firearms with the license. Mr. Cvengros stated the he could transfer firearms with the license. The Zoning Administrator stated that the Town Board of Neenah approved the conditional use request with the following conditions: 1) The conditional use permit will become

effective on the date the applicant provides the Town Clerk with a copy of the current license for the operation of a gun repair or gun smithing business on the premises from the Bureau of Alcohol, Tobacco, Firearms and explosives, and shall expire upon (1) the date on which the license is no longer in effect or (2) the business is sold or in any other way is turned over to another party or entity. 2) There shall be no signs on the property advertising the business. 3) All guns on the premises, when not actively being repaired, shall be stored in a locked secure gun safe. There was no additional testimony and this portion of the hearing was closed.

5. Gabbert, Danyelle – 1417 Larsen Rd, Town of Neenah – Zoning Change.

Applicant is requesting a zoning map amendment to A-2 (General Agriculture) to eliminate dual zoning and to continue general agricultural use of the property. Jeff Wiechert – 1417 Larsen Rd, Neenah, was sworn in. Mr. Wiechert stated that the horse barn has been present since 1960 and that he and his fiancé' wanted to raise their children to learn how to handle and ride horses. Mr. Wiechert also added that they have had 4-H members out to the property a number of times. Supervisor Egan asked Mr. Wiechert if he existing barn could be used. Mr. Wiechert stated that it was zoned commercial but needed repair. The Zoning Administrator stated that the Town Board of Neenah approved the zoning map amendment with the following findings: 1) Town has an adopted land use plan. 2) Action agrees with town land use plan. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by M. Gabbert to adjourn the meeting. Seconded by H. Miller. Motion carried 5-0. Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary