

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

July 27, 2021
6:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Rob Keller, Maribeth Gabert, Ben Joas (virtual) and Brian Defferding. Cary Rowe - Zoning Administrator, Daniel LeFebvre – Code Enforcement Officer and guests present.

***Public Hearing held via Zoom**

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

1. Matt Ziegenhagen – NE Corner of State Rd 21 & Reighmoor Rd, Town of Omro – Zoning Map Amendment (Adjourned from June 29, 2021).

Applicant is requesting a zoning map amendment from A-2 (General Agriculture) & B-2 (Community Business) districts to B-3 (General Business) district, and zoning map amendment from B-2 (Community Business) to A-2 (General Agriculture) districts. Abby Maslanka – Martenson & Eisele, was sworn in. Ms. Maslanka updated the committee with DOT's position on potential round about or J-turns at the intersection of Reighmoor Road and State Rd 21. There were no plans in the near future for either project. Supervisor Gabert asked Ms. Maslanka why the proposed lot was the shape it was and what the intended use of the property will be. Ms. Malanka stated that the lot shape was to accommodate the intended use which is a personal storage facility and that the conditional use had already been applied for. Zoning Administrator stated that he had received a resolution from the Town Board of Omro recommending approval with the following findings: 1) The requested map amendment does agree with the adopted plan. 2) Consistent with county and town comprehensive plan and also eliminates dual zoning. There was no additional testimony and this portion of the hearing was closed.

2. Katie & Luke Brucks – 6976 Woodenshoe Rd, Town of Neenah – Conditional Use.

Applicant is requesting a conditional use permit to expand an existing commercial stable. Katie Brucks – 6976 Woodenshoe Rd, Neenah, was sworn in. Ms. Brucks explained the request. Ms. Brucks stated that the barn is not a tent as it has a steel frame and that there will be no additional horses using the double barns. Ms. Brucks also stated that the additional barn used as an arena will eliminate dust and noise. Ms. Brucks also said she has been working with the Winnebago County

Land and Water Conservation Department regarding animal waste and erosion control. Laura Sherman – 4720 W Chicory Ln, Appleton, was sworn in. Ms. Sherman stated that she was in favor of the request and also boards a horse at the stable. Ms. Sherman also summarized the benefits of indoor riding. Matt Schanke – 6986 Woodenshoe Rd, Neenah, was sworn in. Mr. Schanke stated that he was in favor of the request and that stable was run well but there is increasing traffic with development and occasional dust issues. Gloria Marsh – 6966 Woodenshoe Rd, Neenah, was sworn in. Ms. Marsh stated that she was opposed to the request but was doing a good job running the stable. Ms. Marsh also expressed concerns about 17 horses occupying a two-acre lot, green space identified in original conditional use permit, hours of operation and vehicles. Ms. Marsh stated that the grade was filled in the dry lot and animal waste was not being managed properly. Cindy Collier – 6937 Woodenshoe Rd, Neenah, was sworn in. Ms. Collier stated that she was opposed to the request. Joe Ihde – 2741 Oakridge Rd, Neenah, was sworn in. Mr. Ihde stated that he was in favor of the request but indicated that the town denied the request because its future land use map shows the area as residential and the use is not compatible with new subdivisions. Heather Macklin (Attorney) – 6605 N. Smoketree Pass, Appleton, was sworn in. Ms. Macklin stated that she was in favor of the request and that she is a rider at the stable. Ms. Macklin confirmed the Town of Neenah denied the request because the future land use plan showed the area as residential. Ms. Macklin stated that the request is for a barn and there would be no increase in the number of horses. Ms. Macklin also stated that the agronomist from the Winnebago County LWCD investigated the stable and required changes which, included the use of a trailer for manure storage. According to Ms. Macklin, there are currently five ponies, two donkeys and ten mini horses on the property. Angela Hacker – 314 W. Minerva St, New London, was sworn in. Ms. Hacker stated that she believes there were no complaints about the stable and wondered if any had been filed. Cindy Collier stated that her mail box had been hit by a vehicle and that kids could get hurt. Kim Iley – 4631 Stonefield Dr., Oshkosh, was sworn in. Ms. Iley stated that she was in favor of the request. Michael Marsh – 6966 Woodenshoe Rd, Neenah, was sworn in. Mr. Marsh stated that he was opposed to the request and had concerns about the horses being properly fed. Katie Brucks stated that the horses are fed twice a day at 6:30 am and 8:30 pm. Terry Krejcarek – 6996 Woodenshoe Rd, Neenah, was sworn in. Mr. Krejcarek stated that he was opposed to the request because of dust, motorcycle riding and runoff from the building onto his property. Tom Kehl – 7016 Woodenshoe Rd, Neenah, was sworn in. Mr. Kehl stated that he was opposed to the appearance of the barn. Kaitlyn Marsh – 116 Highland Ct., Neenah, was sworn in. Ms. Marsh stated that she lives Southeast of the stable and experiences occasional trespassing. Ms. Marsh suggested including a condition to limit the number of horses to 17 and to properly manage the manure and grade. Heather Resop – 7831 County Rd K, Omro, was sworn in. Ms. Resop stated that she is a horse owner and was in favor of the request. Pam Seidl – 838 Louise Rd, Neenah, was sworn in. Ms. Seidl stated that she is a horse owner and was in favor of the request and that her daughter works at the stable. Darlean Kehl – 7016 Woodenshoe Rd, Neenah, was sworn in. Ms. Kehl stated that she was opposed to

the appearance of the barn. Heather Macklin stated that the barn will meet the minimum 15-ft side yard setback. Deb Krejcarek – 6996 Woodenshoe Rd, Neenah, was sworn in. Ms. Krejcarek stated that she was opposed to the request. Ms. Marsh stated that she was concerned about runoff. Mr. Krejcarek stated that he was concerned about manure. Zoning Administrator stated that he had received a resolution from the Town Board of Neenah recommending denial with the following findings: 1) The Town's Land Use map reflects this parcel as residential use. 2) The proposed use is not compatible with the surrounding areas. The size of the building does not fit in the neighborhood. 3) There are numerous objections from the neighbors. There was no additional testimony and this portion of the hearing was closed.

3. Alejandro Pazos – 6890 County Rd T, Town of Vinland – Conditional Use.

Applicant is requesting a conditional use permit for a hobby kennel. Gabriela Binaghi – 6890 County Rd T, Oshkosh, was sworn in. Ms. Binaghi explained the request and submitted a petition supporting her request. Ms. Binaghi stated that the dogs have 1-2 liters per year and are kept in a 60-ft x 30-ft kennel. Supervisor Gabert asked Ms. Binaghi if she had a kennel license. Ms. Binaghi said she did have a kennel license and that the town told her she had to get a conditional use permit from the county. Mike Giese – 6912 County Rd T, Oshkosh, was sworn in. Mr. Giese stated that the barking of dogs was excessive on the property and he had reported the issue to the town's Animal Control but nothing was done. Estella Mulloy – 1317 Green Valley Dr., Neenah, was sworn in. Ms. Mulloy stated that owned a golden retriever from the kennel and was in favor of the request. Heather Haase – 6040 Naples Ln., Winneconne, was sworn in. Ms. Haase stated that she was a client and was in favor of the request. Michele Giese – 6912 County Rd T, Oshkosh, was sworn in. Ms. Giese stated that was in favor of the request and that the owner was making progress with the barking of dogs. Juliana from 917 E Windfield Pl was sworn in. Juliana stated that she was in favor of the request. The Zoning Administrator stated that he had received correspondence from the Town of Vinland stating that board took no action since it was advisory only but did recommend the following conditions: 1) Limit the number of dogs to 10 adult dogs. 2) License any dog who reaches 5 months of age within the year and renew the licenses annually. 3) Review CUP in 3 months. 4) Provide noise control to be determined by Binaghi (i.e. solid fencing, some type of soundproofing within the building, bark collars, or bark box). There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by M. Gabert to adjourn the meeting. Seconded by B. Defferding. Motion carried 5-0. Meeting adjourned at 9:15 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary