

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

August 29th, 2017

6:30 P.M.

3rd Floor Conference Room – County Administration Building

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

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

1. Winnebago County Planning & Zoning – Farmland Preservation Plan – Land Use Amendment (adjourned from August 4th Public Hearing).

Applicant is requesting a Land Use Plan Amendment to include a Farmland Preservation Plan as mandated by Wisconsin State Statutes.

Charlie Handy, Civi Tek Consultant, was sworn in and explained the request.

There was no further testimony on this item.

2. P & Q Oshkosh LLC – East of 1687 Old Knapp Rd – Town of Nekimi – Conditional Use.

Applicant is requesting a conditional use permit to store government owned military vehicles in an A-2 (General Agriculture) District.

Bob Bigen, Michels Corporation, was sworn in and explained the request. The total area being used is 48 total acres with 32 acres used for parking; there will be no access from Old Knapp Rd; there will only be a total of four lights at the entrance for the guard shack, and they will not be higher than the 12 foot berm.

Andrew Simon, attorney for Michels Corp., was sworn in. He provided a handout detailing conditions they have come up with, and stated that there will be a turnout lane constructed on Co. Rd N, and that the “exercise” routes for the trucks will be on all County roads.

Debbie Reichenberger, 1651 Old Knapp Rd, was sworn in and stated she is opposed to the request.

Matt Buhrow, 1498 Old Knapp Rd, was sworn in and stated he is opposed to the request.

Lisa Reichenberger, 1651 Old Knapp Rd, was sworn in and stated she is opposed to the request.

Tom Pollak, Supervisor for the Town of Nekimi, was sworn in and stated the Town denied the request as they felt the process was moving too fast.

Brian Hein, Oshkosh Truck employee, was sworn in and explained the process of what happens after the vehicles are built and before the government takes ownership.

M. Gabbert asked how long will it take to build the parking lot and other structures, who is paying for the turnout lane, and what happens if County roads are damaged.

B. Bingen stated Michels is paying for the turnout lane, that they would need to have the lot up and running by mid-November, and that there will be a road damage agreement with the County.

B. O'Rourke stated that he received correspondence from the Town of Nekimi that they have denied the request, however there were no findings of fact for the denial. He therefore recommended the Committee refer this matter back to the Town in order to provide proper findings of fact.

Motion to refer this matter back to the Town of Nekimi for proper findings of fact by M. Gabert. Seconded by L. Kriescher. Motion carried 5-0.

There was no further testimony on this item.

3. Nicolas Schertz – East of 1605 Fleur De Lis Ct – Town of Algoma – Zoning Map Amendment.

Applicant is requesting a zoning change/map amendment from R-2 (wetland) to R-2 (no wetland).

Nicolas Schertz, 4980 Osero Ln, Tomahawk, WI, was sworn in and explained the request. He had previously had a wetland delineation done but it had expired after five years, therefore needed a new one in order to sell the lot.

Russ Barker, 2275 Beechnut Ln, was sworn in and stated he is opposed to the request due to environmental issues.

Willie Tollard, 9711 Milky Way Rd, Minocqua, WI, was sworn in and stated he owns the lot south of the lot in question and is in favor of the request.

John Weber, 1605 Fleur De Lis Ct, was sworn in and stated he is opposed to the request due to flooding.

Brooke Barker, 2275 Beechnut Ln, was sworn in and stated she is opposed to the request.

B. O'Rourke stated that the applicant has not physically done anything to the lot to remove wetland, he simply had a licensed soil tester determine exactly where the wetland is located. Further, he read a letter from the Department of Natural Resources into the record that stated the individual who conducted the delineation was on their pre-approved list, and that they did not have to approve the delineation unless a State or Federal permit was applied for. He also indicated the Town of Algoma has approved the request.

There was no further testimony on this item.

4. Sandhill Farms 2 – West of Marquart Ln, South of Leonard Point Ln – Town of Omro - Plat.

The applicant is proposing a new subdivision in the Town of Omro.

Jerry Hitchcock, 5349 Leonard Point Ln, was sworn in and stated his only concern is the Town of Omro's 50 foot road right-of-way setback requirement making any of his structures non-conforming.

Tom Tuschl, Town of Omro Plan Commission Chairman, was sworn in and indicated that the Town believes the proposed road location will not make his structures non-conforming. He also indicated that the proposed plat had been previously approved in two phases, but it was never developed and was more than the allowed three years old, therefore needed a new approval.

Robert Albright, 4677 Ontario, was sworn in and stated he is the applicant, and that he hopes to have the development done in the next three years.

John Schultz, 4135 Marquart Ln, was sworn in and stated he is opposed to the plat.

Danielle Rochwite, 4234 Marquart Ln, was sworn in and stated she is opposed to the plat.

There was no further testimony on this item.

5. Winnebago County Planning & Zoning – Land Use Plan Amendment.

Applicant is requesting an amendment to the County Comprehensive Future Land Use Plan to include a text amendment to include a reference to the Winnebago County Bicycle & Pedestrian Plan.

B. O'Rourke explained the request to include a text amendment to make a reference to the County's bike and pedestrian plan.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by L. Kriescher. Seconded by M. Gabert. Motion carried 5-0.

Meeting adjourned at 8:15 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Associate Planner