

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

September 28th, 2021

6:30 P.M.

1st Floor Conference Room – County Administration Building

*** Public Hearing held via Zoom**

PRESENT: Supervisors Tom Egan, Chairman, Maribeth Gabert, Robert Keller, Ben Joas, Brian Defferding, Brian P. O'Rourke - Land Use Planner, Karen Frederick - Court Reporter.

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

1. Leon Luker – South of 7440 Swiss Rd, Town of Black Wolf – 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 parcel.

B. O'Rourke stated via correspondence that the Town of Black Wolf has recommended approval, with findings.

There was no further testimony on this item.

2. Matthew Ziegenhagen, et al – NE corner of Reighmoor & State Rd 21, Town of Omro – Conditional Use

Applicant is requesting a Conditional Use Permit for the construction of personal storage units.

Jack Richeson, PE for Martenson & Eisele, was sworn in and explained the request; the units will be constructed in phases with the units in color on the site plan being built first, the Town of Omro is currently reviewing the commercial stormwater and erosion plan, all lighting will be pointed toward the ground, there will be a landscape berm adjacent to Hwy 21 and Reighmoor Rd., and the Town has requested two access points.

M. Gabert asked if the units shown in color on the site plan will be built, to which J. Richeson confirmed that those will be the first phase.

T. Egan if the DOT's future plan of installing a roundabout would affect the project; R. Richeson stated that some of the future units have been moved further east to accommodate the future roundabout.

Marlena Ross, 3923 Reighmoor Rd, was sworn in and stated she is opposed to the proposed storage units being constructed on this property due to an increase in traffic, lighting, vehicle headlights, and the potential increase in wildlife with regard to traffic accidents as a result.

Nathan Ross, 3923 Reighmoor Rd, was sworn in and stated he is opposed to the proposed project for all of the same reasons as stated in the previous testimony.

B. O'Rourke stated that via correspondence the Town of Omro approved the proposed project with findings and conditions.

There was no further testimony on this item.

3. Kathryn Liner, et al – 6038 County Rd K, Town of Omro – Zoning Map Amendment

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

Kathryn Liner, W6675 Cemetery Rd, Van Dyne, was sworn in and explained the request; the property was originally her Mother's, who has since passed away, and they are selling the property.

B. O'Rourke stated that via correspondence the Town of Omro has approved the proposed zoning change, with findings.

There was no further testimony on this item.

4. Eric Felix, et al – North of 3204 County Rd F, Town of Omro – Conditional Use

Applicant is requesting a Conditional Use Permit for the construction of personal storage units.

Jack Richeson (previously sworn in) explained the proposed project; the units will be constructed in phases, the Town is currently reviewing the commercial stormwater and erosion control plan, the DNR will also need to approve due to the location of wetland(s) on the property, all lighting will be pointed toward the ground.

B. Defferding confirmed the phasing of the units shown in color, as well as the stormwater plan that will need to be approved prior to construction.

M. Gabert questioned the potential stormwater runoff and how that would be taken care of; J. Richeson stated that the detention pond on the site plan was designed to accommodate all of the potential stormwater runoff.

B. O'Rourke stated that via correspondence the Town of Omro has approved the conditional use permit with findings and conditions.

There was no further testimony on this item.

5. Joshua Keeney – 7142 Clark Point Rd, Town of Winneconne – Planned Development District

Applicant is requesting a Planned Development District (PDD) for the creation of new parcels on a private road.

Clint Thull, 3350 Casey Trail, Oshkosh, representing the applicant, was sworn in and explained the request; the two lots adjacent to the lake are being combined, and there will be two lots across the street that will have a single family home on one, a detached garage on the other and that the reason for the PDD request is due to Clark Point being a private road.

B. Defferding asked if the two lots opposite the lake lots will be deed restricted, to which C. Thull stated they would be.

B. O'Rourke stated that via correspondence the Town of Winneconne has recommended approval, with findings.

There was no further testimony on this item.

6. Roch Wentzel – South of 7901 Bay Ln, Town of Wolf River – Zoning Map Amendment

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

B. O'Rourke stated that there has been no correspondence for this item.

David Koepp, 7901 Bay Ln, Town of Wolf River supervisor, was sworn in; he stated the Town has not had any hearing on this nor did the applicant make a zoning change application to the Town for the portion of the lot that is under Town zoning.

B. O'Rourke stated he will contact the owner/applicant and inform them to contact the Town.

There was no further testimony on this item.

7. Carven Blanck – 6170 S US Hwy 45, Town of Black Wolf – Zoning Map Amendment (Adjourned from 8-21-2021)

Applicant is requesting a Zoning Map Amendment from R-1 (Rural Residential) to A-2 (General Agriculture).

B. O'Rourke stated that per owner request this item has been withdrawn.

8. Town of Nepeuskun – Farmland Preservation Plan Amendment – Winnebago County Comprehensive Plan – Farmland Preservation Plan Element

Ron Bahn, 2039 Rabbit Trail Rd, representing the applicant, was sworn in and explained the request; since the current Farmland Preservation Plan Map has been certified by DATCP in January of 2019, there have been individuals that have requested to be added to the plan, as well as some owners requesting to be removed from the plan, therefore the proposed amendment.

B. O'Rourke questioned if the Town has adopted this map as part of their comp plan, and if all of the property owners in the farmland preservation map have been notified of this action.

R. Bahn stated that the Town plans on adopting the proposed map after DATCP assumedly certifies the map, and that all owners being put into farmland preservation have been notified via mail.

There was no further testimony on this item.

ADJOURNMENT

Motion to adjourn by B. Defferding. Seconded by M. Gabert. Motion carried 5-0.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Land Use Planner