

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING
April 25th, 2012
6:30 P.M.
Conference Room – Orrin King Building

PRESENT: Supervisors Pat Brennand, Chairman, Joanne Sievert, Claud Thomson, Larry Krieshcer, Tom Egan, Brian P. O'Rourke, Associate Planner, Karen Frederick, Court Reporter.

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

1. Proposed Floodplain Ordinance, Chapter 26 (Adjourned from March 27th, 2012 Public Hearing).

B. O'Rourke stated that the Department of Natural Resources had not completed their review of the proposed Chapter 26, therefore staff is requesting that this item be adjourned to the May public hearing.

P. Brennand asked if staff felt the review would be completed within that time; B. O'Rourke stated he felt the review would be completed.

Motion by J. Sievert to adjourn this item to the May public hearing. Seconded by C. Thomson. Motion carried 5-0.

No further testimony was given.

2. William and Janice Hillman, 7228 County Rd B, Town of Winneconne – Zoning Change.

Applicant is requesting a zoning change to R-2 (Suburban Residential District) in order to create two residential lots.

Jim Sehloff, Davel Engineering, was sworn in and explained the proposal. He indicated there were some issues with the Town and the proposed Certified Survey Map, but that they are currently working to resolve those issues.

Ralph Manteufel, 7240 County Rd B, was sworn in. He stated he is in opposition to the proposal because the smaller proposed 100 ft. wide lot would ruin the rural character of the area, and make it feel more suburb like. He also asked if any new or additional homes would be built.

J. Sehloff stated that the existing house would be torn down and a new one put up in its place, and that the intent was to sell the smaller lot in order to build an additional house sometime in the future.

P. Brennand responded to Mr. Manteufels suburb comment by stating that this was not a proposed subdivision, only that the R-2 zoning is needed based on the proposed lot size.

J. Sievert inquired about the existing driveway and if it would be moved.

J. Sehloff stated that the potential buyer of the lots had not decided where the driveway would be but that an easement agreement was currently being worked on.

Tom Snyder, Town of Winneconne Chairman, was sworn in. He stated the Town does approve of the zoning change but that the proposed CSM does not meet the Town's subdivision ordinance requirements. The Town will work with the applicant to resolve those issues.

Richard Ingram, 7276 County Rd B, was sworn in. He expressed concern about fitting a house on a 100 ft. wide lot, and stated he was against the proposed R-2 zoning.

B. O'Rourke stated that a 100 ft. wide lot would allow for a home to be up to 83 ft. wide, which was plenty of room for the County's minimum size requirements for a new home.

William Hillman, 7228 County Rd B, and current owner, was sworn in. He stated that the lot was two separate lots but back in 1992 the County made him combine them due to a shed being built too close to the lot line, which he felt it wasn't.

B. O'Rourke stated to the Committee that he has no knowledge of the issue to which Mr. Hillman had stated.

Lori Manteufel, 7240 County Rd B, was sworn in and stated she is opposed to the zoning change and that the style of living would change because the potential neighbor would be too close.

Matt Matheson, 61 Continental Ct, Appleton, and the potential buyer was sworn in. He stated that he had no intention of doing another lot split on either of the proposed parcels, and that he would be building a new home on the larger of the two lots.

T. Egan questioned the existing 125 ft. wide lot directly to the west and how that was approved.

R. Manteufel stated that his lot was approved "a while ago", and that he would have been willing to purchase the 100 ft. wide lot.

No further testimony was given.

3. Tim Zillges, NW of 4614 Red Fox Rd, Town of Oshkosh – Conditional Use Permit.

Applicant is requesting a conditional use permit to fill and grade in a shoreland district in order to develop a lot for mini-storage buildings.

Tim Zillges was sworn in. He stated that the project started in the fall of 2011 under an approved stormwater and erosion control permit approved by the Land and Water Conservation Department. During the project it was determined additional fill material was needed, therefore requiring the conditional use permit due to the proximity of a navigable stream.

J. Sievert questioned work being done on the site during the viewing prior to the Committee approving the proposed conditional use permit.

B. O'Rourke stated that the project began six months ago under an approved stormwater permit and those activities are covered by a valid permit.

No further testimony was given.

ADJOURNMENT

Motion to adjourn by T. Egan. Seconded by L. Kriescher. Motion carried unanimously. Meeting adjourned at 7:05 P.M.

Respectfully submitted,

Brian P. O'Rourke, AICP
Associate Planner