

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

September 25, 2012
6:30 P.M.
Lounge Room – Courthouse

PRESENT: Supervisors, Patrick Brennand, Chairman, Thomas Egan, Claud Thompson and Larry Kriescher. Cary Rowe, Zoning Administrator. Guests present.

EXCUSED: Joanne Sievert

The meeting was called to order by Patrick Brennand, Chairman at 6:30 P.M. Committee members introduced themselves and Zoning Administrator explained appeals procedure and stated that protests for rezoning must be made 24 hours prior to the County Board meeting.

1. Tigert, Gale & Lora – 1676 Clay Rd, Town of Nekimi – Conditional Use.
2. Tigert, Gale & Lora – 1676 Clay Rd, Town of Nekimi – Zoning Map Amendment.

Applicant is requesting a zoning map amendment from A-2 to P-1 and a conditional use to expand an existing recreational facility for outdoor sports fields. Adam Tigert – 4057 Fisk Ave, Oshkosh, was sworn in. Mr. Tigert explained the re-zoning request and the conditional use request. Mr. Tigert stated that the planned hours of operation are from sun up to sun down and that there would be no lighting. Zoning Administrator asked Mr. Tigert if he had contacted the Health Department and the Sherriff's Department. Mr. Tigert said he already had a permit from the Health Department the Sherriff's Department had no issues with traffic. Mr. Tigert also stated that traffic would access property from Fisk Ave. Zoning Administrator stated that he received resolution from the Town Board of the Town of Nekimi approving the conditional use request with the following findings: 1) The Town does have an adopted land use plan. 2) The requested zoning change does agree with the adopted plan. 3) A portion of the parcels in question are already zoned P-1 so this change will be added to said parcels. Conditions: 1) This conditional use permit is to stay with the current applicant, Adam Tigert. A new owner would need to apply for a new conditional use permit if the business is sold. 2) Concerns of hours of operation on green space (sports fields). A resolution was also received from the Town Board of the Town of Nekimi approving the zoning map amendment with the following findings: 1) The Town does have an adopted land use plan. 2) The request does agree with the adopted plan. 3) A portion of this parcel is already P-1 so this change will just be added to the part that is P-1. There was no additional testimony and this portion of the hearing was closed.

3. Cellu Tissue Corp – E of 212 N Lake St, Town of Menasha – Conditional Use.

Applicant is requesting a conditional use permit for filling and grading in a shore land district. John Davel – 811 Racine St, Menasha, was sworn in. Mr. Davel stated that the filling and grading was for construction of a parking lot. Zoning Administrator asked Mr. Davel for an explanation and a copy of the revised site plan mentioned in an e-mail. Mr. Davel explained the revised site plan to the committee and said he would send a copy to the zoning office. George Dearborn – 2000 Municipal Dr, Menasha was sworn in. Mr. Dearborn stated that the town approved the project through site plan review ordinance and erosion control and storm water ordinance. There was no additional testimony and this portion of the hearing was closed.

4. Richard Peapenburg – 8936 Clayton Ave, Town of Menasha – Planned Development District.
5. Richard Peapenburg – E of 8923 Clayton Ave & E of 2352 Jacobsen Rd, Town of Menasha – Conditional Use.
6. Richard Peapenburg – E of 8909 Clayton Ave & N of 8892 Clayton Ave, Town of Menasha – Zoning Map Amendment.

John Davel – 811 Racine St, Menasha, was sworn in. Mr. Davel explained the proposed development and presented the committee with two alternate plans for private road entrances to the development. Mr. Davel stated that storm water will be discharged to Prairie Lake via an easement. Bruce Westphal – 1357 Prairie Lake Circle, Menasha was sworn in. Mr. Westphal stated that he had concerns about the effect on property values but his real issue was the proposed road access location and screening on the east side of the proposed development. Mr. Westphal suggested moving the access road over two lots to the west and providing fencing and vegetative screening along the east property line. George Dearborn – 2000 Municipal Dr, Menasha was sworn in. Mr. Dearborn stated that the town approved the proposed development through the site plan review process and that the access road may have to be moved further to the west which would require an additional review by the town. Zoning Administrator stated that he received resolution from the Town Board of the Town of Menasha approving the zoning map amendment request with the following findings: 1) The Town does have an adopted land use plan. 2) The requested zoning change does agree with the adopted plan. George Dearborn read in the town resolutions approving the conditional use request and the planned development district with the following conditions: 1) The applicant shall provide an easement to the west for both utilities and a future road to provide access to the property from the west. 2) A complete site plan shall be submitted for staff review. 3) A turnaround shall be provided on the internal drive for emergency vehicle access. 4) Screening and/or fencing shall be provided on the eastern boundary of the property. 5) The applicant shall provide the Planning Commission with options for relocating the access drive to the development further west than its current proposed location. 6) The Planning Commission shall approve the site plan which shall incorporate regular requirements as specified in the site plan review ordinance, the final access drive location, and screening and/or fencing. 7) The site plan shall come back to the Town Board for final approval. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by C. Thompson to adjourn the meeting. Seconded by L. Kriescher.
Motion carried 4-0-1. Meeting adjourned at 7:12 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary