

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
PUBLIC HEARING

March 31, 2015
6:30 P.M.

Conference Room 408 – County Administration Building

PRESENT: Supervisors, Thomas Egan, Chairman, Claud Thompson, Larry Kriescher, Maribeth Gabert and Robert Keller. Cary Rowe, Zoning Administrator. Karen Fredrick, court reporter, Guests present.

The meeting was called to order by Thomas Egan, 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. Pujals Leasing LLC – 188 Rockwood Ln, Town of Neenah – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to B-2 (Community Business District) for an existing health care clinic. Shawn Pattee – 3814 North Union Rd, Manitowoc, was sworn in. Mr. Pattee said the reason for the zoning request was to keep the existing use conforming and also stated that the existing use will remain the same. Harrison Sturgis Jr – 167 Rockwood Ln, Neenah, was sworn in. Mr. Sturgis read in a letter addressed to the Neenah Town Board members opposing the zoning map amendment. Zoning Administrator stated that the Town Board of Neenah approved the zoning map amendment 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) There are no significant neighbor concerns. 4) Allows current owners to operate a medical facility without a variance. There was no additional testimony and this portion of the hearing was closed.

2. Josephine Welsch et al – 9614 Welsch Rd, Town of Poygan – Zoning Map Amendment.

Applicant is requesting a zoning map amendment to R-2 (Suburban Low Density Residential) and R-1 (Rural Residential). Ute Alto – 1030 Pilgrim Rd, Neenah, was sworn in. Ms. Alto explained the zoning map amendment request. David Achtar from Neenah was sworn in. Mr. Achtar spoke in favor of the zoning map amendment. Gary Nelson – 9598 Welsch Rd, Winneconne, was sworn in. Mr. Nelson asked if the property was going to be used as a residential use and if so, he didn't believe there was enough room to meet all the setback requirements. Zoning Administrator stated that the property is being rezoned to residential and that there did appear to be enough room to construct a residence meeting all the required setbacks. Zoning Administrator also assured Mr. Nelson that any proposed residence will have to be all the setback requirements before any permits could be

issued. Zoning Administrator stated that the Town Board of Poygan approved the zoning map amendment 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) No issues with town zoning or comp plan. 4) Squares off diagonal lots. 5) Allows lot 2 to have enough road frontage to be buildable. There was no additional testimony and this portion of the hearing was closed.

3. Oshkosh School District #2 – 4991 S US Hwy 45, Town of Black Wolf – Conditional Use.

Applicant is requesting a conditional use permit to expand an existing elementary school building. Jim Fochs of the Oshkosh School District and Jeffrey Bray – architect for the project were both sworn in. Mr. Fochs explained the conditional use request. Mr. Bray stated that seven additional classrooms were being added and that the subsequent increase in traffic is being addressed which included the expansion of the parking lot. Supervisor Gabert asked Mr. Fochs if he was aware of the need for a conditional use permit for the project. Mr. Fochs said he was and had been working with county zoning office over the last few months. Zoning Administrator was asked if there was an existing conditional use for the property to which the Zoning Administrator stated no. Applicant Zoning Administrator stated that he had received a resolution from the Town Board of Black Wolf recommending approval of the conditional use. There was no additional testimony and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by L. Kriescher to adjourn the meeting. Seconded by R. Keller. Motion carried 5-0. Meeting adjourned at 6:56 P.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary