

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
PUBLIC HEARING

June 29th, 2021

6:30 P.M.

First Floor Conference Room (120) – County Administration Building

PUBLIC HEARING HELD VIA ZOOM

PRESENT

Supervisors: Tom Egan, Robert Keller, Brian Defferding, Maribeth Gabert, and Ben Joas (virtual).

Staff: Cary Rowe -Zoning Administrator, Daniel Lefebvre -Code Enforcement Officer, and Karen Fredrick -Court Reporter.

The meeting was called to order by Tom Egan - Chairman at 6:30 P.M. Committee members and staff introduced themselves.

DENNIS LANG – NORTH OF 6125 E LYNGAAS RD, TOWN OF WINNECONNE – 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 parcels.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating adverse effects to water drainage, wildlife habitat, parking, and increased traffic should the property be developed.

D. Lefebvre stated that the Town of Winneconne has recommended approval with findings.

There was no further testimony on this item.

DENNIS FRERKS – WEST OF 6540 LAKESHORE RD, TOWN OF WINNECONNE – ZONING MAP AMENDMENT

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

D. Lefebvre stated that the Town of Winneconne has recommended approval with findings.

There was no further testimony on this item.

**TULLER ROAD LLC – SW CORNER OF TULLER RD & OAKRIDGE RD,
TOWN OF NEENAH – ZONING MAP AMENDMENT**

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-1 (Light Industrial) District.

John Davel, owner's agent, was sworn in and explained the applicants request; he stated there are no specific future plans for the property.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating potential adverse effects on water drainage should the property be developed.

D. Lefebvre stated that the Town of Neenah has recommended approval with findings.

There was no further testimony on this item.

**MATT ZIEGENHAGEN – NE CORNER OF STATE HWY 21 & REIGHMOOR
RD, TOWN OF OMRO – ZONING MAP AMENDMENT**

For the creation of two lots the applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) & B-2 (Community Business) Districts to B-3 (General Business) District, and a Zoning Map Amendment from B-2 (Community Business) to A-2 (General Agriculture) Districts.

Abby - Martenson & Eisele, owners' agent, was sworn in and explained the zoning map amendment request and traffic safety concerns about potential development with correspondence from the WI Department of Transportation.

Multiple neighboring property owners spoke in opposition of the zoning map amendment, stating potential development may cause adverse effects to traffic/road safety and may violate the Town/County comprehensive plan. Other property owners are concerned about the potential future use of the property, and requested the item be adjourned.

D. Lefebvre stated that the Town of Omro has recommended approval with findings.

Committee discussed reasons for adjournment.

There was no further testimony on this item.

MOTION made by B. Defferding to adjourn the item. Seconded by M. Gabert. Motion carried 4-1 (R. Keller).

WISCONSIN TUBING PROPERTIES – 5705 COUNTY RD E, TOWN OF OMRO – ZONING MAP AMENDMENT

Applicant is requesting a Zoning Map Amendment from A-2 (General Agriculture) District to I-2 (Heavy Industrial) District.

Steven Lowney was sworn in and explained the zoning map amendment request.

D. Lefebvre stated that the Town of Omro has recommended approval with findings.

There was no further testimony on this item.

ADJOURNMENT

MOTION made by B. Defferding to adjourn the meeting. Seconded by M. Gabert. Motion carried 5-0. Meeting adjourned at 8:00 P.M.

Respectfully submitted,

Daniel R. Lefebvre
Code Enforcement Officer

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
DELIBERATIVE

July 9th, 2021

7:30 A.M.

First Floor Conference Room (120) – County Administration Building

DELIBERATIVE MEETING HELD VIA ZOOM

PRESENT

Supervisors: Tom Egan, Robert Keller, Ben Joas (virtual), Maribeth Gabert, and Brian Defferding (excused)

Staff: Cary Rowe -Zoning Administrator, Daniel Lefebvre -Code Enforcement Officer, and Karen Fredrick (virtual) -Court Reporter.

The meeting was called to order by Tom Egan - Chairman at 7:30 A.M. Committee members and staff introduced themselves.

DENNIS LANG – NORTH OF 6125 E LYNGAAS RD, TOWN OF WINNECONNE – ZONING MAP AMENDMENT

Committee reviewed findings in order to act on a zoning map amendment.

MOTION made by M. Gabert to approve the zoning map amendment with findings as submitted. Seconded by R. Keller. MOTION carried 4-0.

DENNIS FRERKS – WEST OF 6540 LAKESHORE RD, TOWN OF WINNECONNE – ZONING MAP AMENDMENT

Committee reviewed findings in order to act on a zoning map amendment.

MOTION made by B. Joas to approve the zoning map amendment with findings as submitted. Seconded by M. Gabert. MOTION carried 4-0.

TULLER ROAD LLC – SW CORNER OF TULLER RD & OAKRIDGE RD, TOWN OF NEENAH – ZONING MAP AMENDMENT

Committee reviewed findings in order to act on a zoning map amendment.

MOTION made by R. Keller to approve the zoning map amendment with findings as submitted. Seconded by B. Joas. MOTION carried 4-0.

**WISCONSIN TUBING PROPERTIES – 5705 COUNTY RD E, TOWN OF
OMRO – ZONING MAP AMENDMENT**

Committee reviewed findings in order to act on a zoning map amendment.

MOTION made by M. Gabert to approve the zoning map amendment with findings as submitted. Seconded by R. Keller. MOTION carried 4-0.

ADJOURNMENT

MOTION made by M. Gabert to adjourn the meeting. Seconded by R. Keller. MOTION carried 4-0. Meeting adjourned at 7:45 A.M.

Respectfully submitted,

Daniel R. Lefebvre
Code Enforcement Officer

Planning & Zoning Committee
PLANNING MEETING
County Administration Building – 1st Floor Conference Room
July 9th, 2021
7:45 A.M.
* Meeting held via Zoom

PRESENT: Supervisors Tom Egan – Chairman, Maribeth Gabert, Robert Keller, Ben Joas. Brian O'Rourke – Land Use Planner, Cary Rowe – Zoning Administrator.

EXCUSED: Brian Defferding

1. Approval of minutes from June 4th (Deliberative), June 4th, (Planning Meeting) and June 25th (Viewing).

Motion to approve the minutes by M. Gabert. Seconded by R. Keller. Motion carried 4-0.

2. Committee review and action to forward Town Zoning Ordinance amendments to County Board.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Prah to County Board.

There was no further discussion of this item.

Motion to forward Town of Vinland Zoning Ordinance amendment for Prah to County Board by M. Gabert. Seconded by B. Joas. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Starr to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Starr to County Board by R. Keller. Seconded by M. Gabert. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Muttart Rev. Trust to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance Amendment for Muttart Rev. Trust to County Board by B. Joas. Seconded by R. Keller. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Wilde Farms Inc. to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Wilde Farms Inc. to County Board by M. Gabert. Seconded by R. Keller. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Harness to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Harness to County Board by M. Gabert. Seconded by B. Joas. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Boss Real Estate Holding LLC & Jay Boss Rev. Trust to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Boss Real Estate Holding LLC & Jay Boss Rev. Trust to County Board by M. Gabert. Seconded by R. Keller. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Fahley to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Fahley to County Board by M. Gabert. Seconded by B. Joas. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Vinland Zoning Ordinance amendment for Schneider & Erdman et al to County Board.

There was no further discussion of this item.

Motion to forward a Town of Vinland Zoning Ordinance amendment for Schneider & Erdman et al to County Board by M. Gabert. Seconded by R. Keller. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Winchester Zoning Ordinance amendment for Kester, Danke, Krueger, Krueger, Ruppel & Home to County Board.

There was no further discussion of this item.

Motion to forward a Town of Winchester Zoning Ordinance amendment for Kester, Danke, Krueger, Krueger, Ruppel & Home to County Board by R. Keller. Seconded by M. Gabert. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Utica Zoning Ordinance amendment for the Estate of Davies to County Board.

There was no further discussion of this item.

Motion to forward a Town of Utica Zoning Ordinance amendment for the Estate of Davies to County Board by T. Egan. Seconded by B. Joas. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Utica Zoning Ordinance amendment for Much to County Board.

There was no further discussion of this item.

Motion to forward a Town of Utica Zoning Ordinance amendment for Much to County Board by B. Joas. Seconded by R. Keller. Motion carried 4-0.

C. Rowe provided a memo recommending forwarding a Town of Utica Zoning Ordinance amendment for the Estate of Davies to County Board.

There was no further discussion of this item.

Motion to forward a Town of Utica Zoning Ordinance amendment for the Estate of Davies to County Board by T. Egan. Seconded by M. Gabert. Motion carried 4-0.

Motion to adjourn by M. Gabert. Seconded by R. Keller. Motion carried 4-0.

Brian P. O'Rourke, AICP – Recording Secretary

Winnebago County Budget Detail - 2022

Description	Object	2018 Actual	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2021 Projected	2022 Request	2022 Executive	% Change From Prior Yr Adopted
Division - 086 - Planning										
Revenue										
Intergov Rev:										
WI Dept of Administration	42002	0	0	570	0	0	0	0		0.00%
Other Grantor Agencies	42019	0	0	0	7,500	7,500	0	7,500		0.00%
Intergov Rev Subtotal:		0	0	570	7,500	7,500	0	7,500		0.00%
Licenses:										
Zoning Permits	44006	40,920	41,055	46,130	44,715	44,715	46,200	46,200		3.32%
Sanitation Permits	44007	51,140	51,595	81,150	68,500	68,500	81,100	81,100		18.39%
Storm Water Permits	44008	50,120	38,660	41,000	49,270	49,270	41,160	41,160		-16.46%
Licenses Subtotal:		142,180	131,310	168,280	162,485	162,485	168,460	168,460		3.68%
Fines and Permits:										
County Fines	44100	1,865	6,912	1,092	3,000	3,000	3,000	3,000		0.00%
Fines and Permits Subtotal:		1,865	6,912	1,092	3,000	3,000	3,000	3,000		0.00%
Public Services:										
Forms Copies Etc	45003	19,142	19,324	23,617	21,700	21,700	23,900	23,900		10.14%
Zoning Fees	45012	20,655	24,480	20,840	32,265	32,265	32,265	32,265		0.00%
Inspection Fees	45021	58,119	60,667	55,930	58,500	58,500	57,000	57,000		-2.56%
Public Services Subtotal:		97,916	104,471	100,388	112,465	112,465	113,165	113,165		0.62%
Total Operating Revenue:		241,960	242,693	270,329	285,450	285,450	284,625	292,125		2.34%

add'l sanitary plan reviews
reflects prior two years of activity

Transfers In:									
Other Transfers In	49501	10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Transfers In Subtotal:		10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Total Non-Operating		10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Revenue Total:		251,960	250,193	277,829	292,950	292,950	292,125	302,125	3.13%

Expense

Wages:									
Regular Pay	51100	658,653	674,073	683,169	702,698	702,698	702,698	721,928	2.74%
Overtime	51105	29	491	0	0	0	0	5,000	100.00%
Comp Time	51108	0	0	751	0	0	0	0	0.00%
Wages Subtotal:		658,681	674,565	683,920	702,698	702,698	702,698	726,928	3.45%

NG911 data preparation

Fringes Benefits:									
FICA Medicare	51200	47,208	48,694	48,256	53,756	53,756	53,756	55,613	3.45%
Health Insurance	51201	178,541	165,096	174,261	201,432	201,432	201,432	175,190	-13.03%
Dental Insurance	51202	9,973	9,680	8,988	10,131	10,131	10,131	9,783	-3.44%
Workers Compensation	51203	2,151	1,121	665	1,450	1,450	1,450	1,167	-19.52%
Unemployment Comp	51204	0	0	7,006	0	0	0	0	0.00%
WI Retirement	51206	44,299	43,807	45,617	47,432	47,432	47,432	47,250	-0.38%
Fringe Benefits Other	51207	4,096	3,951	3,971	4,559	4,559	4,559	4,666	2.35%
Fringes Benefits Subtotal:		286,269	272,349	288,764	318,760	318,760	318,760	293,669	-7.87%

Total Labor:		944,950	946,914	972,684	1,021,458	1,021,458	1,021,458	1,020,597	-0.08%
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Travel:										
Registration Tuition	52001	1,291	869	390	1,200	1,200	1,100	1,150		-4.17%
Automobile Allowance	52002	505	457	488	775	775	700	750		-3.23%
Meals	52005	67	0	0	125	125	125	125		0.00%
Lodging	52006	677	164	341	500	500	500	500		0.00%
Other Travel Exp	52007	15	0	0	50	50	50	50		0.00%
Taxable Benefit	52008	30	92	80	150	150	150	150		0.00%
Travel Subtotal:		2,585	1,582	1,299	2,800	2,800	2,625	2,725		-2.68%
Total Travel:		2,585	1,582	1,299	2,800	2,800	2,625	2,725		-2.68%

Capital Outlay:										
Equipment	58004	21,760	0	0	0	0	0	0		0.00%
Capital Outlay Subtotal:		21,760	0	0	0	0	0	0		0.00%
Total Capital:		21,760	0	0	0	0	0	0		0.00%

Office:										
Office Supplies	53000	2,208	2,270	1,765	2,275	2,275	2,475	2,275		0.00%
Stationery and Forms	53001	235	0	254	275	275	275	275		0.00%
Printing Supplies	53002	120	251	313	500	500	500	500		0.00%
Print Duplicate	53003	0	0	0	25	25	25	25		0.00%
Postage and Box Rent	53004	0	0	4	50	50	25	50		0.00%
Computer Supplies	53005	69	42	0	100	100	100	100		0.00%

Computer Software	53006	110	0	0	100	100	100	100	0.00%
Telephone	53008	2,812	2,953	3,650	3,550	3,550	2,700	3,550	0.00%
Office Subtotal:		5,555	5,516	5,986	6,875	6,875	6,200	6,875	0.00%
Operating:									
Subscriptions	53501	449	252	522	500	500	500	500	0.00%
Membership Dues	53502	2,508	2,748	2,133	2,650	2,650	2,600	2,600	-1.89%
Publish Legal Notices	53503	2,258	2,279	1,597	3,025	3,025	3,025	3,025	0.00%
Small Equipment	53522	0	0	0	225	225	225	225	0.00%
Legal Fees	53530	30	0	0	0	0	30	0	0.00%
Motor Fuel	53548	0	125	0	0	0	0	0	0.00%
Operating Licenses Fees	53553	454	587	183	380	380	640	640	68.42%
Operating Grants	53565	0	0	0	7,500	7,500	0	7,500	0.00%
Small Equipment Technology	53580	0	0	90	0	0	0	0	0.00%
Print Duplicate	73003	2,552	2,757	2,662	3,025	3,025	3,025	3,025	0.00%
Postage and Box Rent	73004	2,871	3,158	2,738	4,050	4,050	4,550	4,050	0.00%
Computer Licensing Charge	73006	0	0	0	0	0	0	3,015	100.00%
Motor Fuel	73548	1,259	1,514	1,287	1,400	1,400	1,500	1,500	7.14%
Operating Subtotal:		12,381	13,420	11,211	22,755	22,755	16,095	26,080	14.61%
Repairs & Maint:									
Maintenance Grounds	54021	0	0	0	25	25	25	25	0.00%
Equipment Repairs	54029	0	0	0	100	100	214	100	0.00%
Maintenance Vehicles	74023	88	133	122	850	850	850	850	0.00%
Equipment Repairs	74029	1,061	858	759	726	726	693	759	4.55%
Repairs & Maint Subtotal:		1,148	991	881	1,701	1,701	1,782	1,734	1.94%

cost transferred from I.S. Dept

Contractual Services:

Transcription Services	55009	1,850	2,433	1,100	2,750	2,750	2,750	2,750	0.00%
Other Contract Serv	55030	0	0	0	4,500	4,500	4,500	4,500	0.00%
Other Contract Services	75030	2,566	1,994	1,337	2,800	2,800	2,800	2,800	0.00%
Contractual Services		4,416	4,427	2,437	10,050	10,050	10,050	10,050	0.00%

Insurance Expenses:

Prop Liab Insurance	76000	5,880	3,576	3,720	5,493	5,493	5,493	6,926	26.09%
Insurance Expenses		5,880	3,576	3,720	5,493	5,493	5,493	6,926	26.09%

Total Other Operating: 29,380 27,930 24,235 46,874 46,874 39,620 51,665 10.22%

Expense Total: 998,675 976,426 998,217 1,071,132 1,071,132 1,063,703 1,074,987 0.36%

Planning Net/(Levy): (746,714) (726,234) (720,388) (778,182) (778,182) (771,578) (772,862) -0.68%

Winnebago County

Budget Detail - 2022

Description	Object	2018 Actual	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2021 Projected	2022 Request	2022 Executive	% Change From Prior Yr Adopted
Department - 089 - Property Lister										
Revenue										
Public Services:										
Forms Copies Etc	45003	572	750	777	600	600	600	600		0.00%
Public Services Subtotal:		572	750	777	600	600	600	600		0.00%
Total Operating Revenue:		572	750	777	600	600	600	600		0.00%
Revenue Total:		572	750	777	600	600	600	600		0.00%
Expense										
Wages:										
Regular Pay	51100	124,446	131,119	129,204	138,597	138,597	138,597	142,836		3.06%
Wages Subtotal:		124,446	131,119	129,204	138,597	138,597	138,597	142,836		3.06%
Fringes Benefits:										
FICA Medicare	51200	8,648	8,958	8,624	10,602	10,602	10,602	10,927		3.07%
Health Insurance	51201	39,462	51,284	54,090	54,049	54,049	54,049	54,049		0.00%
Dental Insurance	51202	1,888	2,522	2,522	2,522	2,522	2,522	2,522		0.00%
Workers Compensation	51203	251	136	75	170	170	170	95		-44.12%
Unemployment Comp	51204	0	0	3,160	0	0	0	0		0.00%
WI Retirement	51206	8,163	8,584	8,728	9,356	9,356	9,356	9,284		-0.77%
Fringe Benefits Other	51207	724	772	782	804	804	804	800		-0.50%

Fringes Benefits Subtotal:		59,135	72,256	77,981	77,503	77,503	77,503	77,677	0.22%
Total Labor:		183,582	203,375	207,185	216,100	216,100	216,100	220,513	2.04%
Travel:									
Automobile Allowance	52002	0	0	0	150	150	150	150	0.00%
Travel Subtotal:		0	0	0	150	150	150	150	0.00%
Total Travel:		0	0	0	150	150	150	150	0.00%
Office:									
Office Supplies	53000	1,011	1,455	1,460	1,700	1,700	1,700	1,700	0.00%
Printing Supplies	53002	104	124	155	160	160	160	160	0.00%
Telephone	53008	368	387	454	600	600	600	600	0.00%
Office Subtotal:		1,483	1,966	2,069	2,460	2,460	2,460	2,460	0.00%
Operating:									
Membership Dues	53502	60	60	70	70	70	80	80	14.29%
Print Duplicate	73003	3,057	2,825	2,829	3,400	3,400	3,400	3,400	0.00%
Computer Licensing Charge	73006	0	0	0	0	0	0	439	100.00%
Operating Subtotal:		3,117	2,885	2,899	3,470	3,470	3,480	3,919	12.94%
Repairs & Maint:									
Equipment Repairs	74029	99	99	99	99	99	99	99	0.00%
Repairs & Maint Subtotal:		99	0.00%						
Insurance Expenses:									

Prop Liab Insurance	76000	552	300	312	575	575	575	759	32.00%
Insurance Expenses		552	300	312	575	575	575	759	32.00%
Total Other Operating:		5,251	5,250	5,379	6,604	6,604	6,614	7,237	9.59%
Expense Total:		188,832	208,626	212,563	222,854	222,854	222,864	227,900	2.26%
Property Lister Net/(Levy):		(188,261)	(207,876)	(211,787)	(222,254)	(222,254)	(222,264)	(227,300)	2.27%

**Winnebago County
Budget Detail - 2022**

Description	Object	2018 Actual	2019 Actual	2020 Actual	2021 Adopted	2021 Revised	2021 Projected	2022 Request	2022 Executive	% Change From Prior Yr Adopted
Department - 081 - Land Records Modernization										
Revenue										
Intergov Rev:										
WI Dept of Administration	42002	51,000	26,000	66,000	41,000	41,000	41,000	51,000		24.39%
Agri Trade Consumer Protection	42004	0	0	28,159	0	0	0	0		0.00%
Intergov Rev Subtotal:		51,000	26,000	94,159	41,000	41,000	41,000	51,000		24.39%
Public Services:										
Recording Fees	45010	147,036	150,696	191,220	151,125	151,125	151,125	151,125		0.00%
Recording Fees	45068	49,012	50,232	63,740	50,375	50,375	50,375	50,375		0.00%
Public Services Subtotal:		196,048	200,928	254,960	201,500	201,500	201,500	201,500		0.00%
Total Operating Revenue:		247,048	226,928	349,119	242,500	242,500	242,500	252,500		4.12%
Interest:										
Interest Investments	48000	1,644	3,578	3,754	2,500	2,500	2,500	2,500		0.00%
Investment Mark to Market	48002	(154)	1,711	3,130	0	0	0	0		0.00%
Interest Subtotal:		1,490	5,289	6,884	2,500	2,500	2,500	2,500		0.00%
Total Non-Operating		1,490	5,289	6,884	2,500	2,500	2,500	2,500		0.00%
Revenue Total:		248,538	232,217	356,003	245,000	245,000	245,000	255,000		4.08%
Expense										
Travel:										
Registration Tuition	52001	344	4,385	12,862	8,100	8,100	8,100	7,100		-12.35%
Automobile Allowance	52002	0	119	0	300	300	300	300		0.00%
Commercial Travel	52004	0	677	0	0	0	0	0		0.00%

2022 WI Dept of Admin Strategic Initiative grants are increasing for counties

Meals	52005	0	109	0	200	200	200	200	0.00%
Lodging	52006	88	0	0	300	300	300	300	0.00%
Other Travel Exp	52007	0	29	0	100	100	100	100	0.00%
Travel Subtotal:		432	5,318	12,862	9,000	9,000	9,000	8,000	-11.11%
Total Travel:		432	5,318	12,862	9,000	9,000	9,000	8,000	-11.11%
Capital Outlay:									
Equipment	58003	0	13,500	0	0	0	0	0	0.00%
Technology									
Capital Outlay Subtotal:		0	13,500	0	0	0	0	0	0.00%
Total Capital:		0	13,500	0	0	0	0	0	0.00%
Office:									
Print Duplicate	53003	1,500	0	0	500	500	500	500	0.00%
Computer	53006	4,125	10,766	2,073	12,000	12,000	12,000	10,000	-16.67%
Software									
Office Subtotal:		5,625	10,766	2,073	12,500	12,500	12,500	10,500	-16.00%
Operating:									
Membership	53502	0	0	200	0	0	0	0	0.00%
Dues									
Small Equipment	53580	12,309	17,494	578	4,000	4,000	4,000	5,000	25.00%
Technology									
Operating Subtotal:		12,309	17,494	778	4,000	4,000	4,000	5,000	25.00%
Contractual Services:									
Grounds	55007	629	1,484	0	1,000	1,000	1,356	2,000	100.00%
Maintenance									
Data Processing	55013	134,163	137,812	142,827	155,988	155,988	155,632	142,113	-8.89%
Professional	55014	5,000	0	42,640	54,000	54,000	54,000	99,550	84.35%
Service									
Contractual Services		139,793	139,296	185,467	210,988	210,988	210,988	243,663	15.49%
Insurance Expenses:									
Prop Liab	76000	828	408	420	529	529	529	705	33.27%
Insurance									
Insurance Expenses		828	408	420	529	529	529	705	33.27%

Decrease based on one-time project costs for PINtegrity Conversion for Register of Deeds and IMS 21

Elevation data collection project w/ federal gov't

Total Other Operating:	158,555	167,964	188,739	228,017	228,017	228,017	259,868	13.97%
Transfers Out:								
Other Transfers Out	10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Transfers Out Subtotal:	10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Total Non-Operating	10,000	7,500	7,500	7,500	7,500	7,500	10,000	33.33%
Expense Total:	168,987	194,282	209,101	244,517	244,517	244,517	277,868	13.64%
Land Records	79,552	37,935	146,902	483	483	483	(22,868)	-4,834.58%



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF AUGUST 6, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Terry & Lea Loche - Town Zoning Change (Tax ID No: 026-0581-01) – Town of Vinland.

The town zoning change for Terry & Lea Loche is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to B-2 (Highway Business Park) and Winnebago County's future land use plan shows future land use as Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

2. JBL Real Estate Investments - Town Zoning Change (Tax ID Nos: 006-0348-01-05, 006-0348-01-06, 006-0348-01-07 & 006-0348-01-08) – Town of Clayton.

The town zoning change for JBL Real Estate Investments is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from R-2 (Suburban Residential District) to R-3 (Two – Family Residential District) and Winnebago County's future land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904
PHONE: (920) 235-6953 ** FAX: (920) 235-6994

ZONING SUBMITTAL FORM

Name of Property Owner: **TERRY & LEA LOCKE**

Address of Owner: **967 EHLERS RD NEENAH WI 54956**

Name of Applicant: **PRECEPT PROPERTIES LLC**

Address of Applicant: **P.O. BOX 626 APPLETON WI 54912**

Legal Description of Area to be Rezoned: **APPROXIMATELY 5.26 ACRES**

Tax Parcel Number (if Existing Parcel): **026-0581-01**

Section 18 **Town 19 N.** **Range 17 E.**

Existing Zoning: **B-3** Name of District: **GENERAL BUSINESS DISTRICT.**

Proposed Zoning: **B-2** Name of District: **HIGHWAY BUSINESS PARK.**

Town Board Action: **Approved: XX** **Denied:**

Findings:

1. Does the Town have an adopted land use plan? **Yes**
2. Does the request agree with the plan? **Yes**
3. Other findings (List). **Approved by Town Board vote 3-0**

I, Karen Brazee, Clerk of the Town of Vinland, hereby certify that a public hearing was conducted on July 21, 2021 and that all required notices were posted and/or mailed as required by local ordinance.

Signed: Karen Brazee Dated: 7-21-21
Clerk: Karen Brazee

Town of Vinland
General Application Form

APPLICATION TYPE: ZONING CHANGE (\$300.00)
 VARIANCE (\$300.00)
 CONDITIONAL USE PERMIT (\$300.00)
 SWIMMING POOL PERMIT (\$40.00)
 POND PERMIT (\$40.00)
 SIGN PERMIT (\$50.00)
 CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

PLEASE PRINT OR TYPE:

PROPERTY OWNER: Terry Locke and Lea Locke

MAILING ADDRESS: 967 Ehlers Rd

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: _____ FAX: _____ DATE: _____

SIGNATURE: _____

APPLICANT'S NAME: Precept Properties LLC

MAILING ADDRESS: P.O. Box 626

CITY: Appleton STATE: WI ZIP CODE: 54912

PHONE: 920-284-6785 FAX: 920-233-6055 DATE: _____

SIGNATURE: 

ADDRESS OF AFFECTED PROPERTY: Lot 2 of CSM 3829, Green Valley Rd, Oshkosh, WI

TAX KEY/PARCEL NO. Town of Vinland PIN 058101

SECTION 18 RANGE: 17E

1. ZONING: EXISTING B3 OVERLAY _____ PROPOSED B2

2. SEWER: EXISTING: _____ NEW _____ COUNTY PERMIT# _____

3. EXISTING USE OF PROPERTY: vacant land

Town of Vinland
General Application Form

4. **PROPOSED USE OF THE PROPERTY:** Self-storage including ambient, climate-controlled and outdoor.

5. **ATTACH A COPY OF A DETAILED LEGAL DESCRIPTION OF THE PROPERTY.**

PLEASE MAKE ALL CHECKS PAYABLE TO THE TOWN OF VINLAND

PLEASE SEND THE REQUIRED INFORMATION TO:

TOM SPIEROWSKI
6085 County Rd. T
Oshkosh, WI 54904

IF YOU HAVE ANY QUESTIONS, PLEASE CALL TOM AT:
920-428-3361

REMEMBER! ALL APPLICATIONS MUST BE RECEIVED A MINIMUM OF TWENTY-ONE (21) DAYS PRIOR TO MONTHLY TOWN BOARD MEETINGS WHICH ARE HELD THE SECOND MONDAY OF EACH MONTH.

Town of Vinland
General Application Form

APPLICATION TYPE: ZONING CHANGE (\$300.00)
 VARIANCE (\$300.00)
 CONDITIONAL USE PERMIT (\$300.00)
 SWIMMING POOL PERMIT (\$40.00)
 POND PERMIT (\$40.00)
 SIGN PERMIT (\$50.00)
 CSM REVIEW (\$150.00)

SITE PLAN IS REQUIRED

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PROPERTY OWNER: Terry Locke and Lea Locke

MAILING ADDRESS: 967 Ehlers Rd

CITY: Neenah STATE: WI ZIP CODE: 54956

PHONE: _____ FAX: _____ DATE: _____

SIGNATURE: _____

APPLICANT'S NAME: Precept Properties LLC

MAILING ADDRESS: P.O. Box 626

CITY: Appleton STATE: WI ZIP CODE: 54912

PHONE: 920-284-6785 FAX: 920-233-6055 DATE: _____

SIGNATURE: 

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TOWN OF VINLAND
6085 COUNTY ROAD T
OSHKOSH, WI. 54904

PHONE: (920) 235-6953 ** FAX: (920) 235-6994

NOTICE OF PUBLIC HEARING

The Town of Vinland, Winnebago County, WI. Plan Commission & Town Board will hold the following Public Hearings at the Vinland Town Hall.

DATES/TIMES: JUNE 7, 2021 @ 6:30 PM.--PLAN COMMISSION
JUNE 14 9, 2021 @ 6:45 PM.-- TOWN BOARD

SUBJECT: ZONING CHANGE/ CONDITIONAL USE PERMIT (CUP) APPLICATION.

DESCRIPTION OF SUBJECT SITE: 5.26 ACRES OF COMMERCIAL ZONED PROPERTY WITH FRONTAGE ON GREEN VALLEY RD & HIDDEN FARM LN.

PROPERTY OWNER: TERRY LOCKE & LEA LOCKE 967 EHLERS RD NEENAH WI 54956

APPLICANT: PRECEPT PROPERTIES LLC P.O. BX 626 APPLETON WI 54912

EXISTING ZONING: B-3, GENERAL BUSINESS DISTRICT.

PROPOSED ZONING: B-2 HIGHWAY BUSINESS PARK DISTRICT

LOCATION OF PREMISES AFFECTED: HIDDEN FARM LN.

LEGAL DESCRIPTION: PART OF SECTION 18, TOWN 19N. RANGE17E., TOWN OF VINLAND, WINNEBAGO COUNTY, WI.

TAX PARCEL NOS: 026-0581-01

EXPLANATION: APPLICANT IS APPLYING FOR A ZONING CHANGE AND A CONDITIONAL USE PERMIT FOR SELF STORAGE INCLUDING AMBIENT, CLIMATE-CONTROLLED AND OUTDOOR.

ORDINANCE & SECTION AFFECTED: CHAPTER 410, TOWN OF VINLAND ZONING CODE, ARTICLE IV, CONDITIONAL USES, SECTIONS: 410-34, 410-35, 410-36, 410-37, 410-38, 410-39, 410-40, 410-41, 410-42,410,43, 410-44.

All interested persons wishing to be heard are invited to be present.
Tom Spierowski, Zoning Administrator, Town of Vinland.

MINUTES
Town of Vinland Special Board Meeting of June 16, 2021

Chairman O'Connell called the meeting to order at 1:15pm. Present were Chairman O'Connell, Supervisor Frakes, Clerk/Treasurer Brazee, and 4 others.

1. Discussion/Action Item: Zoning change Application for Precept Properties LLC on tax parcel# 026-058101:

O'Connell asked for any public comment strictly on the zoning change. Plan Commission Chairman Kuehnl said he had nothing to add. O'Connell noted he saw no reason to not approve the zoning change. **Frakes made motion to approve zoning change for Precept Properties LLC/seconded by O'Connell. Motion carried.**

2. Discussion/Action Item: CSM Review for Elizabeth and Michael Kaiser for tax parcel# 026-0237
Per input from PC Chairman Kuehnl, he indicated that it was a 5+ acre split off of a 40 acre lot. No change in zoning and the Plan Commission had recommended approval for the CSM. **Motion made by Frakes to approve CSM/seconded by O'Connell. Motion carried.**

Review/Discuss:

3. MS4 application and filing requirements:

Phil Kleman w/ McMahon and Associates provided information to the Board regarding the Town having a MS4 permit and that the annual required report was submitted and is due annually by 3/31. He recommended that Clerk/Treasurer Brazee contact the DNR to obtain the remaining pages of the letter dated 4/5/21 to Clerk Brown- to ensure we haven't missed additional information or deadlines. In 2008 a Storm Water Management Plan was created.

Based on US census boundaries, we have a total of 40 acres that are included in urban boundaries. Municipal Stormwater Permit has TMDL standards on stormwater discharge planning. Several permit requirements are needed. TMDL's started in 2020.

Phil provided Municipal Stormwater Permit and TMDL Planning handouts to everyone. Handout noted the permit requirements and the public education required.

Specifics obtained from Phil:

- Today's meeting would be one fall into one of the active delivery mechanisms covered under public education to help get the Town in compliance.
- O'Connell suggested that we find someone for a representative to join the Fox Wolf outreach for public involvement.
- Illicit Discharge Detection- we have 4 culverts in TOV. We should have an ordinance in place which requires cleaning outfalls every 5 years. The location of the culverts that need to be monitored are located on Paynes Point Road and Cowling Bay Road. The culverts should be tested on a dry day. If the culvert is draining, then there's probably something that shouldn't be draining into that culvert. Water should be tested to determine if it's illicit. McMahon can be hired to do the testing, but can be done by the Board. Hardest part of testing is to follow the flow of the discharge to determine its origin.
- Winnebago County provides much of the information needed to do the MS4 annual report.

- Permits are issued every 5 years. We had permit issued in 2014 and an extension in 2019. Now we should be working towards being compliant by 2024.
- There is a planning grant application that is available from the DNR in 2023. We should plan on applying, so if we can get funding then we can have the study completed to get our requirements done. McMahon and Associates do have grant writers available for an estimated cost of \$3000-\$4000. The DNR grant is a 50/50 grant which caps out at about \$120-\$130k.
- Phil will get us an estimate on their engineering costs to do the TMDL study. ARPA funds may possibly be available for building a required pond, but probably not for the engineering study. Phil is hoping that the Town of Vinland meets the TMDL requirements, so we don't have to do anything to be in compliance.

Made motion to adjourn/seconded by Motion carried.
Adjourned at 2:20pm.

Respectfully submitted,



Karen Brazee
Clerk/Treasurer

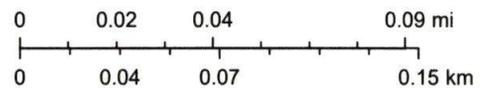
Site Map



7/21/2021, 8:47:16 AM

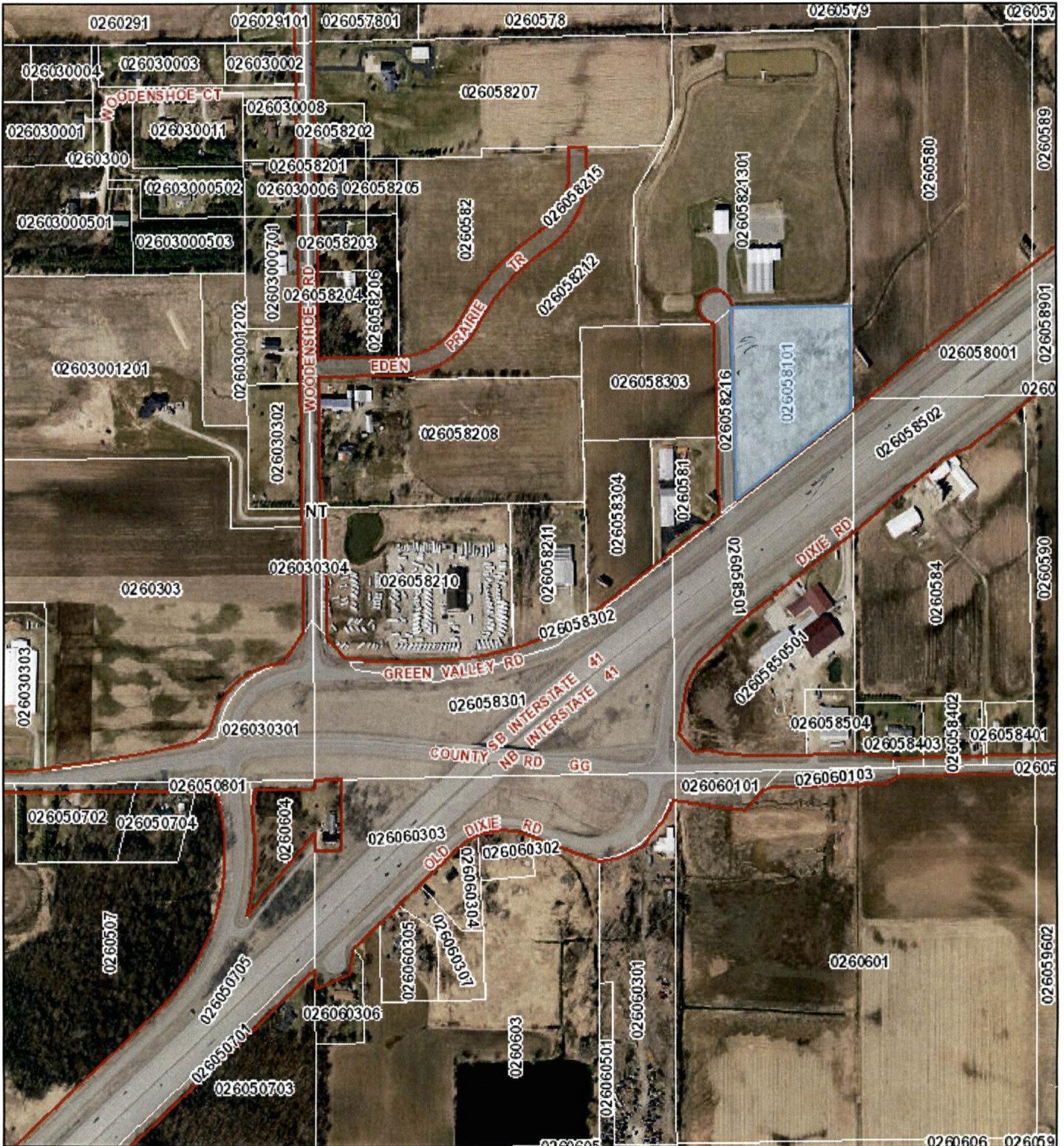
1:2,801

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

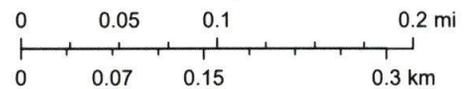
Site Map



5/28/2021, 11:06:26 AM

1:6,141

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF AUGUST 6, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Terry & Lea Loche - Town Zoning Change (Tax ID No: 026-0581-01) – Town of Vinland.

The town zoning change for Terry & Lea Loche is consistent with Winnebago County's Future Land Use Plan. The Town of Vinland approved the zoning change from B-3 (General Business District) to B-2 (Highway Business Park) and Winnebago County's future land use plan shows future land use as Non-residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

2. JBL Real Estate Investments - Town Zoning Change (Tax ID Nos: 006-0348-01-05, 006-0348-01-06, 006-0348-01-07 & 006-0348-01-08) – Town of Clayton.

The town zoning change for JBL Real Estate Investments is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from R-2 (Suburban Residential District) to R-3 (Two – Family Residential District) and Winnebago County's future land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

TOWN OF CLAYTON

ORDINANCE 2021-Z004

AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE MAP

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Section 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town's Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner(s):

JBL Real Estate Investments, LLC, 517 N Westhill Blvd., Appleton, WI 54914

Legal description of property:

For properties located on Fairview Road at its intersection with Clayton Ave, Neenah, specifically describe as Tax IDs# 006-0348-01-05, 006-0348-01-06, 006-0348-01-07, 006-0348-01-08 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above-described property is hereby rezoned from:

The application is to re-zone the property from R-2 (Suburban Residential District) to R-3 (Two-Family Residential District).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 21st day of July, 2021

Vote: Yes: 5 No: 0 Abstain: - Absent: -

Russell D. Geise, Chair

ATTEST:

Holly Stevens, Town Clerk/Deputy



Friday, July 23, 2021

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

A Re-zoning application submitted by Ben LaFrombois for the properties located on Fairview Road at its intersection with Clayton Avenue, Neenah, specifically described as Tax IDs# 006-0348-0105, 006-0348-0106, 006-0348-0107, 006-0348-0108 being a part of Section 13, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-2 (Suburban Residential) to R-3 (Two-family Residential).

Should you have any questions relative to this request please feel free to call or e-mail me.

Sincerely,

A handwritten signature in cursive script that reads "Tori Straw".

Tori Straw
Town Administrator

CC County Clerk, Sue Ertmer

Town of Clayton

RE-ZONING APPLICATION

Mail: 8348 County Road T -- Larsen, WI 54947
Phone -- 920-836-2007 Fax -- 920-836-2026 Email -- toadmin@new.rr.com

Property Owner(s): JBL Real Estate Investments LLC

Address/Zip: 517 N. Westhill Blvd., Appleton, WI 54914

Phone: _____ Fax: _____ E-Mail: dlochman@bechardgroup.com

Applicant: Ben LaFrombois

Check: Architect ___ Engineer ___ Surveyor ___ Attorney ___ Agent ___ Owner X (prospective)

Address/City/Zip: P.O. Box 626, Appleton, WI 54912

Phone: 920-284-6785 Fax: _____ E-Mail: blafrombois@preceptco.com

Describe the reason for the Re-Zoning: Current zoning allows for single family residential. Future use plan allows for single family or duplex. We request rezoning to R-3 to permit a two-family building to be constructed.

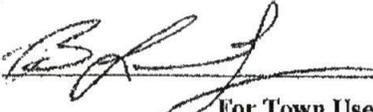
Re-Zoning Specifics:

No. of Lots: 4 Total Acreage: 2.23 Tax Key No.: 006-0348-0105, 006-0348-0107

Legal Description: Lots 1-4 of CSM 7619 006-0348-0108, 006-0348-0108

Current Zoning: R-2

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature:  Date: 5-6-2021

For Town Use Only Fee (see Fee Schedule)

Fee: _____	Check # _____	Receipt _____	Date _____
Date Received Complete _____	By _____	App. No. _____	
Review Meetings – Plan Comm _____	Town Board _____		
Newspaper Publication Dates _____	& _____	Posting Date _____	
300' Neighborhood Notice Distribution _____			
Re-Zoning is: Approved _____	Denied _____		
Comments _____			

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.