

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
PUBLIC HEARING MEETING
January 28, 2025, 6:30PM
Public Hearing held via Microsoft Teams

Present

Supervisors Howard Miller, Frank Frassetto, Maribeth Gabert

Staff: Daniel Lefebvre, Assistant Zoning Administrator; Caleb Edwards, Code Enforcement Officer.

Excused: Stefanie Holt, Christian Mueller

The Meeting was called to order at 6:30PM by Chairman Howard Miller. The committee and staff members introduced themselves, H. Miller read the Public Hearing rules and the appeals procedure was read by staff.

Public comments on Agenda items

No public comments on agenda items.

Business Items: - (Action may be taken on any business items)

1. Erma Potratz – Parcel ID #012-0591 – 3755 County Rd Z, Oshkosh – Zoning Map Amendment

Applicant is requesting a zoning map amendment from A-2 & B-3 to A-2. The applicant or agent was not present regarding the application and no further testimony was given.

D. Lefebvre read the Town of Nekimi correspondence into the record.

F. Frassetto asked for clarification of the current zoning of the property and which part of the parcel will be changed with the zoning change. D. Lefebvre indicated that when the CSM that is being done is completed, there will be two parcels, and they will both be zoned A-2.

No further testimony was given, and the item was closed.

2. LFK Enterprises, LLC – Parcel ID #010-0330-01 – South of County JJ, west of Pendleton Rd, NE ¼, Sec 31, Neenah – Planned Development District (PDD)

Applicant is requesting a PDD to allow for a condominium of multiple single family residential structures in an R-1 (Rural Residential) District. John Davel, Agent - Davel Engineering, 1164 Province Terrace, Menasha, was sworn in to explain and answer any questions regarding the application.

H. Miller asked if there was a development agreement and J. Davel indicated that there will be.

F. Frassetto asked if there will be walking paths or will the roads be for both vehicles and walking. J. Davel indicated that there will be a few parking stalls by the club house and people would also be able to walk to the clubhouse that will be in the development. J. Davel also indicated there may be a trail on the south end. F. Frassetto also asked if Cummins Rd. will be extended out and J. Davel indicated that it would not be extended during the first phase but may be developed in a future phase.

Brad Lamers, Developer - 122 W. Kimberly Ave, Kimberly, WI, was sworn in and testified that he was in favor of the applicant's request and explained what the properties and units will offer for living space. F. Frassetto asked what the square footage of the units would be and B. Lamers indicated the units would be approximately 2400 sq ft with differing layouts.

Bob Schmeichel, Town of Neenah Chairman, 1600 Breezewood Ln, Neenah, was sworn in and testified that the Town of Neenah was in favor of the applicant's request because it is smart growth in the area.

F. Frassetto asked if an egress/ingress that is just outside of the PDD was part of the project and J. Davel indicated it was not.

M. Gabert asked about the cost of the wells and will they be included on the cost of the unit. J. Davel also indicated that the WI DNR will allow wells to be shared.

Jill Dujardin, 135 Cummings, Neenah, was sworn in and testified. J. Dujardin indicated that they own Lot 51 adjacent to the development and wants to know how parking may impact their property. J. Dujardin also voiced concerns about the wells and the pull of aquifer and water and the impact on the land. J. Dujardin indicated they aren't against the project but hopes thoughtful consideration is taken with approving the request due to more density in the area, displaced wildlife, balanced land distribution and additional traffic in the area.

Bryce Dux, 1364 Harvest Moon Dr, Neenah was sworn in and testified. B. Dux addressed concern of the traffic flow in and out of the subdivision and asked if there would be a traffic analysis completed. J. Davel indicated there hasn't been a traffic analysis, however, Winnebago County has verbally approved a public access road with a deceleration lane and the developers will apply for a road permit if the PDD is approved. B. Dux stated he is not against the development but is concerned about the speed of vehicles on the road, the increase in traffic and asked if sound and light barriers will be built for the properties around the development. B. Dux requested a copy of the highway permit regarding the development and D. Lefebvre indicated that once the permit is issued by the highway department, a copy may be available for public record.

D. Lefebvre read the Town of Neenah correspondence into the record.

D. Lefebvre also read in correspondence from Lisa Wiegman, 1398 Harvest Moon Dr – in brief, questioned potential street improvements and assessments for curb and gutter. L. Wiegman also voiced concern of traffic flow and the main entrance of the development.

D. Lefebvre also read correspondence into the record from the City of Neenah.

F. Frassetto asked if there will be streetlights and what the speed limit would be in the subdivision. J. Davel indicated there will be streetlights at the entrances and it is a town road so there will be speed limits in the subdivision.

No further testimony was given, and the item was closed.

3. Beaming Inc - Parcel ID #026-0302 – 2692 County Rd GG, Neenah – Conditional Use Permit

Applicant is requesting a conditional use permit for a campground.

John Devroy - Beaming Inc Board member, 5422 Wildwood Ct, Winneconne, was sworn in to explain the project and answer any questions regarding the application.

M. Gabert asked if veterans can come out and help with chores or other things, not only ride horses if they want to. J. Devroy indicated that it is possible for the veterans to come out and do chores or help around the property

H. Miller asked if there were specific campsites and how many. J. Devroy indicated there are two individual sites with small sheds on them.

F. Frassetto asked if they designed the plan around the demand for a program of this type or if they are anticipating the demand of this type in the future. J. Devroy indicated that the demand is there now, and they foresee that increase as time goes on.

D. Lefebvre read the Town of Vinland correspondence into the record.

No further testimony was given, and the item was closed.

Adjournment

MOTION made by M. Gabert to adjourn the meeting at 7:32PM. Seconded by F. Frassetto.
Motion carried 3-0-2.

Respectfully Submitted,
Daniel Lefebvre, Assistant Zoning Administrator