

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
PUBLIC HEARING MEETING
March 25, 2025, 6:30PM
Public Hearing held via Microsoft Teams

Present

Supervisors Howard Miller, Frank Frassetto, Stefanie Holt, Christian Mueller (via Microsoft Teams)

Staff: Brian O'Rourke, Land Use Planner; Caleb Edwards, Code Enforcement Officer

Excused: Supervisor Maribeth Gabert

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.

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

P&Q Nekimi LLC - South of 3145 County Rd N, Oshkosh - Parcel ID#012-0223-01 and 012-0226 - Town of Nekimi - Conditional Use Permit

Applicant is requesting a conditional use permit to locate and operate a portable asphalt plant at Michels' Nekimi site.

Matt Matuszak - Northeast Asphalt, was sworn in to explain the project, reason for the request and answer any questions regarding the application.

Dan Posthuma – General Manager, Michels Corporation, was sworn in to also answer any questions regarding the application.

Peter Kozak – Plant Manager, Northeast Asphalt, was sworn in and discussed truck traffic in and out of the plant. He also discussed the location of the plant and the need for it to be within close vicinity to the projects on State Hwy 41 and viability of the asphalt being transported.

Mark Roeming - 1567 County Rd I, Oshkosh was sworn in – Mr. Roeming is opposed to the request for a conditional use permit. His reasons for opposition are the odors the plant will produce, the traffic in and out of the plant and the proposed hours of operation being 24 hours a day as he sees trucks already working outside the operational hours of 6AM to 6PM.

D. Posthuma stated he would investigate the hours of operations if it was being done outside the operational hours.

Supervisor Miller asked Mr. Matuszak if Northeast Asphalt owned the asphalt plant in the Town of Larsen and if there had been any complaints about odor from that facility. Mr. Matuszak indicated that he wasn't aware of any complaints.

Supervisor Holt asked if the eco-product used to mask the smell of the plant causes any medical issues and Mr. Matuszak wasn't aware of any at this time. S. Holt also asked if they were required to have OSHA audits and Mr. Matuszak indicated they have audits from OSHA and the DNR.

F. Frassetto asked if there were any other filters at the plant that the product discharge goes through. Mr. Matuszak indicated that there were filters, and they are changed every couple of years.

F. Frassetto asked about the town condition limiting work at night to within Winnebago County and why it would be an issue with the company. Mr. Matuszak indicated that if that rule were imposed, the project would not be viable.

F. Frassetto asked about the physical location of the plant and Mr. Matuszak indicated that where the plant is being placed is going to be lowered further and will allow room to stockpile materials and allow proper flow of traffic for the trucks. F. Frassetto asked if the top of the plant will be above or below the berm; Mr. Matuszak indicated it would be above the berm. S. Holt asked if the plant could be made lower than the berm and Mr. Matuszak indicated yes, it could, but it would take several years to achieve so it is not something they would do.

F. Frassetto stated he contacted the Highway Department regarding a traffic study and was told it was being done. O'Rourke also indicated that a traffic study had been completed and was sent with the application documentation.

F. Frassetto asked what the duration of the plant operations would be. Mr. Matuszak indicated it would be at minimum 3 years.

S. Holt asked if there would be more trucks in and out of the site with the new plant. D. Posthuma thought that there would most likely be less.

Randy Halberg - 1614 County Rd I, Oshkosh, was sworn in – his concerns are the odors and air quality from the plant and was also concerned about the fact that he was not notified of the project public hearing. (Note: Addresses on County I were not within the 300' statute requirement).

S. Holt requested that the State DOT project number and information be sent to staff before the Deliberative meeting; P. Kozak stated he would provide that to staff.

Tyler Borgers – 1587 County Rd I, Oshkosh, was sworn in and asked if Northeast Asphalt had been awarded the WI DOT contract, is concerned about the current and future condition of the road and thinks the conditional use permit should have a termination date, it shouldn't be an ongoing permit.

Dean Staehle – 1545 County Rd I, Oshkosh, was sworn in and is concerned about the smell, the dust and soot, and water drainage from the plant as he has had issues with flooding on his and his neighboring properties.

B. O'Rourke indicated there was no correspondence from the Town of Nekimi.

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

DNB Construction Inc - 1598 N Oakwood Rd, Oshkosh - Parcel ID#002-0041-02 - Town of Algoma - Zoning Map Amendment

Applicant is requesting a zoning map change from R-1 residential to R-3 duplex/residential to allow for a multifamily resident.

Darren Barany - 198 Ricker's Bay Rd, Neenah, was sworn in to answer any questions regarding the project.

F. Frassetto asked if Mr. Barany was going to live at the property. D Barany he would not be and it would be a rental.

B. O'Rourke read in the Town of Algoma correspondence.

Jake Korb - 2809 Pine Ridge Rd, Oshkosh, was sworn in and is concerned about the property becoming a rental property and diminish the neighborhood and decrease property values because the property wasn't previously taken care of.

No further testimony was given, and the item was closed

Douglas, Bruce – 155 Poplar Ct, Neenah – Parcel ID#010-0501 – Town of Neenah – Zoning Map Amendment

Applicant is requesting a zoning map change from R-2 (Suburban Residential) to R-1 (Rural Residential) for the creation of new parcels.

Mark Biggar – 1589 Cowling Bay Rd, Neenah, was sworn in to answer any questions regarding the project.

F. Frassetto asked about the dimensions and accessibility of the parcels.

B. O'Rourke read in the Town of Neenah correspondence.

No further testimony was given and the item was closed.

Adjournment

A motion was made by S. Holt to adjourn the meeting at 8:33PM. Seconded by F. Frassetto.
Motion carried 4-0-1.

Respectfully submitted,
Brian O'Rourke, Land Use Planner