

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING
MINUTES – AUGUST 20, 2015**

ON-SITE INSPECTIONS: The Committee made on-site inspections starting at 8:45 a.m. on the Thomas L. & Patricia A. Krause property, Town of Matteson; and the CHS-LCC CO-OP property, Town of Caledonia.

Chm. Penney called the meeting to order at 10:30 a.m. with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present.

D. Kussmann moved and W. Wilfuer seconded the motion to approve the agenda as presented. The motion was carried.

D. Federwitz moved and W. Wilfuer seconded the motion to approve the minutes from the May 5, 2015 and May 19, 2015 meetings. The motion was carried.

Public Comment: There was none.

PUBLIC HEARINGS:

The first public hearing was called to order at 10:34 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present. Deb Giuffre said that all the names of persons notified of the hearing for all properties being rezoned in the **Towns of Farmington and Wyoming** are on file in the Planning & Zoning Department. In 2010, Waupaca County went through a comprehensive rezone. At that time some properties, which were primarily wetlands, were assigned the Zoning District of Resource Protection (RP). Waupaca County has since changed the RP Zoning District to a wetlands overlay. This has left several parcels without an actual zoning district. The Townships of Farmington and Wyoming have assigned various zoning districts to these unassigned parcels to make them consistent with the surrounding areas and their Comprehensive Plan. This does not eliminate the wetlands overlay. Vice-Chm. Kussmann read the general procedure and Chm. Penney declared it a legal hearing.

Town of Farmington:

Ryan Brown, Planning & Zoning Director, explained the rezones of the RP (Resource Protection) overlay to PVRF (Private Recreation and Forestry) District and RR (Rural Residential) District to be consistent with the Town's Comprehensive Plan.

Linda Hill was sworn in to testify. Ms. Hill said she was concerned about the one (1) parcel that is going to be zoned RR (Rural Residential) District along the river.

Ryan Brown, Planning & Zoning Director, explained that the zoning is consistent with the surrounding area.

Chm. Penney called three times for any testimony in favor to the application. There was none

Chm. Penney called three times for any testimony in opposition to the application. There was none.

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D. Federwitz moved and W. Wilfuer seconded the motion to **GRANT** the Petition for Zoning Map Amendment due to the following: The Town of Farmington Planning Commission and the Town Board of Farmington have approved these requests and they are consistent with the Town’s Comprehensive Plan. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; D. Federwitz—yes and T. Murphy—yes, unanimous vote to grant the zone changes. The motion was carried.

Town of Wyoming:

Ryan Brown, Planning & Zoning Director, explained the rezones of the RP (Resource Protection) overlay to PVRF (Private Recreation and Forestry) District and AR (Agriculture Retention) to be consistent with the Town’s Comprehensive Plan.

Chm. Penney called three times for any testimony in favor to the application. There was none

Chm. Penney called three times for any testimony in opposition to the application. There was none.

D. Kussmann moved and T. Murphy seconded the motion to **GRANT** the Petition for Zoning Map Amendment due to the following: The Town of Wyoming approved these requests and they are consistent with the Town’s Comprehensive Plan. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; D. Federwitz—yes and T. Murphy—yes, unanimous vote to grant the zone changes. D. Kussmann moved and D. Federwitz seconded the motion to close the hearing at 10:43 a.m. The motion was carried.

The second public hearing was called to order at 10:44 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present. Deb Giuffre read the names of persons notified of the hearing for **Thomas L. & Patricia A. Krause**: Located in part of the NW ¼ of the NE ¼ of Sec. 10, Town of Matteson, lying along County Highway C, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an AWT (Agriculture and Woodland Transition) District to an RR (Rural Residential) District for the combination of two parcels and making them both the same zoning district on approximately .2 acres. The Committee, Ryan Brown, Planning & Zoning Director, and Jean Gliniecki, Zoning Administrator, made an on-site inspection of the property. Vice-Chm. Kussmann read the general procedure and Chm. Penney declared it a legal hearing.

Patricia and Thomas Krause were sworn in to testify. Ms. Krause said they have a boundary line dispute and need to purchase a small portion of land which requires a zone change to make both parcels the same.

Chm. Penney called three times for any testimony in favor to the application. There was none

Chm. Penney called three times for any testimony in opposition to the application. There was none.

Deb Giuffre read one (1) from the Town of Matteson recommending approval of the application.

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Jean Gliniecki, Zoning Administrator, said the Planning & Zoning Office recommends approval and that the applicant must have a Deed recorded to combine the properties.

D. Kussmann moved and D. Federwitz seconded the motion to **GRANT** the Petition for Zoning Map Amendment due to the following: The Town of Matteson Planning Commission and the Town Board of Matteson have approved this request and it is consistent with the Town’s Comprehensive Plan. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; D. Federwitz—yes and T. Murphy—yes, unanimous vote to grant the zone change. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:48 a.m. The motion was carried.

The third public hearing was called to order at 10:49 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present. Deb Giuffre read the names of persons notified of the hearing for **CHS-LCC CO-OP**: Located in part of the SW ¼ of the SE ¼ of Sec. 14, Town of Caledonia, lying along County Highway W, Fire Number N1344, Waupaca County, Wisconsin; for a Conditional Use Permit application for a Public Service & Utility (Natural Gas Regulation Station) in an RI-G (Rural Industrial-General) District on approximately 24.27 acres. The Committee, Ryan Brown, Planning & Zoning Director, and Jean Gliniecki, Zoning Administrator, made an on-site inspection of the property. Vice-Chm. Kussmann read the general procedure and Chm. Penney declared it a legal hearing.

Linda Kurtz was sworn in to testify. Ms. Kurtz said she is representing WE Energies for the proposal of a Natural Gas Regulation Station which requires a Conditional Use Permit. Ms. Kurtz said the proposed project meets the setbacks with the highway and the railroad. She said there is an easement with CHS-LLC CO-OP and the property owner for access.

Chm. Penney called three times for any testimony in favor to the application.

Scott Sheppard was sworn in to testify. Mr. Sheppard said he is a representative for WE Energies. Mr. Sheppard explained the background of the proposed project.

Chm. Penney called three times for any testimony in opposition to the application. There was none.

Deb Giuffre read two (2) letters, one (1) from the Town of Caledonia recommending approval of the application and one (1) from the County Highway Department with recommendations.

Jean Gliniecki, Zoning Administrator, said the Planning & Zoning Office recommends approval with the proper permits and to contact the Waupaca County Highway Department and the Canadian National Railroad to inquire about their regulations.

D. Federwitz moved and T. Murphy seconded the motion to **GRANT** the application for Conditional Use Permit due to the following: The Town of Caledonia Planning Commission and the Town Board of Caledonia have approved this request and it is consistent with the Town’s Comprehensive Plan. The following conditions **MUST** be met: Must contact the Waupaca County Highway Department to inquire

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about their regulations. Must contact the Canadian National Railroad to inquire about their regulations. Must obtain a Land Use Permit from the Planning & Zoning Office prior to construction of any buildings on the property. Must contact the Building Inspector to obtain a Building Permit prior to construction of any buildings on the property. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; D. Federwitz—yes and T. Murphy—yes, unanimous vote to grant the Conditional Use Permit. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 11:12 a.m. The motion was carried.

REVIEW:

Request to extend clean up date on the revoked Conditional Use Permit (CP-012-13) for Ronald Butzlaff located in Sec. 29, Town of Helvetia for the placement of a recreational vehicle intended for temporary living purposes in excess of 30 days in a PVRF (Private Recreation and Forestry) District on approximately 60 acres. T. Murphy moved and D. Kussmann seconded the motion to grant a sixty (60) day extension and they are requiring the following: The junk/antique items shall be removed from the property within sixty (60) days from the original clean up date, which will now be by November 4, 2015. The recreational vehicle shall be removed from the property within sixty (60) days from the original clean up date, which will now be by November 4, 2015. If all of these items are not removed by November 4, 2015, a citation will be issued. The motion was carried.

DISCUSSION:

Ryan Brown, Planning & Zoning Director and Diane Meulemans, Corporation Counsel discussed the proposed employee parking lot in the Town of Farmington.

APPEARANCE:

Ken Thompson, Intern for Waupaca County Planning and Zoning Department gave an Intern Program Presentation.

UPDATE: Director's Report

- Non-Metallic Mine in the Town of Caledonia
- Proposed Firing Range in the Town of Helvetia
- Update on the Ford F-150 truck on the auction site

The next Planning and Zoning Committee meeting has been scheduled for Thursday, September 3, 2015.

T. Murphy moved and W. Wilfuer seconded the motion to adjourn the meeting at 12:06 p.m. The motion was carried.

Debra L. Giuffre
Recording Secretary

cc: County Clerk