

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING  
MINUTES –DECEMBER 10, 2015**

**ON-SITE INSPECTIONS:** The Committee made on-site inspections starting at 8:15 a.m. on the Kevin J. & Jolene M. Vosters property, Town of Mukwa, Lloyd F. Anderson et al property, Town of Farmington and the Vincent J. & Jan M. Wojtech property, Town of Dayton.

Chm. Penney called the meeting to order at: 10:01 a.m. with the following members present: J. Penney, D. Kussmann, W. Wilfuer and D. Federwitz present. T. Murphy was excused.

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

D. Federwitz moved and W. Wilfuer seconded the motion to approve the minutes from the October 1, 2015 meetings. The motion was carried.

Public Comment: **Robert Ellis** handed out a letter regarding a parking lot owned by Maiman Real Estate LLC, Wheelhouse; Town of Farmington. **Mike Jameson** and **Sharon Peterson** commented on the parking lot owned by Maiman Real Estate LLC, Wheelhouse; Town of Farmington.

**PUBLIC HEARINGS:**

The first public hearing was called to order at 10:12 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, W. Wilfuer and D. Federwitz present. T. Murphy was excused. Deb Giuffre read the names of persons notified of the hearing for **Kevin J. & Jolene M. Vosters**: Located in part of the NE ¼ of the SE ¼ of Sec. 21, Town of Mukwa, lying along Ebert Road, Fire Number N3403, Waupaca County, Wisconsin; for a Conditional Use Permit application for the placement of a recreational vehicle intended for temporary living purposes in excess of 30 days in an AWT (Agriculture and Woodland Transition) District and an F-F (Flood Fringe) District on approximately 40 acres. The Committee 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.

**Jolene Vosters was sworn in to testify.** Ms. Vosters said they recently purchased the property and placed the camper on it for hunting and recreational purposes. Ms. Vosters said they have electricity but no running water. Ms. Vosters said they have a portable toilet for the sanitary system.

**Jean Gliniecki, Zoning Administrator,** said the camper currently does not meet the required setbacks from the road or the river and suggested they move the camper to meet the setbacks.

**Jolene Vosters** said they will move the camper to meet the setbacks.

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

**Lee Shaw was sworn in to testify.** Mr. Shaw said he is a Supervisor for the Town of Mukwa and there was no opposition to the proposed application at the Town meeting.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –  
DECEMBER 10, 2015**

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

**Kenneth Ebert was sworn in to testify.** Mr. Ebert said he owns property across the road from the applicant. Mr. Ebert said he is opposed to the application because he is concerned it would decrease his property value because of the view of the camper and portable toilet.

**Ryan Brown, Planning & Zoning Director,** explained the requirement for a code compliant sanitary system.

**Deb Giuffre** read one (1) letter from the Town of Mukwa recommending approval of the application.

**Jean Gliniecki, Zoning Administrator,** said the Planning & Zoning Office recommends approval with the proper permits and conditions. Ms. Gliniecki explained the regulation for a camping unit in a Floodplain District.

**Jolene Vosters came back for rebuttal.** Ms. Vosters said she will move the camper and the portable toilet to meet the setbacks, the view from the neighbors, and according to the Floodplain District regulation.

D. Federwitz moved and D. Kussmann seconded the motion to **GRANT** the application for Conditional Use Permit application due to the following: The Town of Mukwa Planning Commission and the Town Board of Mukwa have approved this request. The following conditions **MUST** be met: The recreational vehicle must be relocated on the property in order to meet the required road, water and side yard setbacks. The applicant must have a County approved sanitary system on the property, in other words, must have a Servicing Contract on the existing portable toilet and submit it to the Planning & Zoning Office. The portable toilet must be relocated on the property so that it is not visible from the neighboring properties. The placement of a camping unit located in the Floodplain District shall not occupy any site for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; and D. Federwitz—yes, unanimous vote to grant the permit. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:33 a.m. The motion was carried.

-----

The second 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, W. Wilfuer and D. Federwitz present. T. Murphy was excused. Deb Giuffre read the names of persons notified of the hearing for **Lloyd F. Anderson et al:** Located in part of the SW ¼ of the NW ¼ and part of the SE ¼ of the NW ¼ of Sec. 27, Town of Farmington, lying along Highway 54, Fire Number E1386, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an AR (Agriculture Retention) District to an AWT (Agriculture and Woodland Transition) District for the creation of a 5.01 acre parcel. The Committee 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.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –  
DECEMBER 10, 2015**

**Glenn Anderson was sworn in to testify.** Mr. Anderson said he is the representative for the family and they would like to create a five (5) acre parcel for residential use which requires a Petition for Zoning Map Amendment.

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) letter from the Town of Farmington recommending approval of the application.

**Jean Gliniecki, Zoning Administrator,** said the Planning & Zoning Office recommends approval.

D. Federwitz moved and W. Wilfuer seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town Board of Farmington has 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 and D. Federwitz—yes, unanimous vote to grant the zone change. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:43 a.m. The motion was carried.

-----

The third 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, W. Wilfuer and D. Federwitz present. T. Murphy was excused. Deb Giuffre read the names of persons notified of the hearing for **Vincent J. & Jan M. Wojtech:** Located in part of Government Lot #1 and also being in part of the NE ¼ of the NE ¼ of Sec. 4, Town of Dayton, lying along Tammy Trail, Fire Number E894, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from a PVRF (Private Recreation and Forestry) District to an SR (Sewered Residential) District to create additional development rights for continued residential single family development for a total of not more than four (4) parcels inclusive of the original parent parcel on approximately 4.89 acres. The Committee 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.

**Attorney Tom Maroney was sworn in to testify.** Attorney Maroney said he is here representing the Wojtechs and they would like to change the zoning from PVRF (Private Recreation and Forestry) District to SR (Sewered Residential Single-Family) District to create no more than four (4) lots to sell in the future. Attorney Maroney said the proposed Petition for Zoning Map Amendment is consistent with the surrounding area and within the Chain O’ Lakes sanitary district.

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

**Bob Ellis was sworn in to testify.** Mr. Ellis said he is the Chairman for the Chain O’Lakes sanitary district and the proposed Petition for Zoning Map Amendment is within the sanitary district.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –  
DECEMBER 10, 2015**

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

**Deb Giuffre** read one (1) letter from the Town of Dayton recommending approval of the application.

**Jean Gliniecki, Zoning Administrator**, said the Planning & Zoning Office recommends approval.

**Ryan Brown, Planning & Zoning Director**, explained the current zoning of the PVRF (Private Recreation and Forestry) District being in a Sewered Residential area.

D. Kussmann moved and W. Wilfuer seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town of Dayton Planning Commission and the Town Board of Dayton 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 and D. Federwitz—yes, unanimous vote to grant the zone change. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:57 a.m. The motion was carried.

**UPDATE:** Director's Report

- Halfway House, Town of Larrabee
- Update on the Thiel Pit, Towns of Little Wolf & Royalton

The next Planning and Zoning Committee meeting has been scheduled for January 7, 2016.

-----

D. Kussmann moved and D. Federwitz seconded the motion to adjourn the meeting at 11:06 a.m. The motion was carried.

Debra L. Giuffre  
Recording Secretary

cc: County Clerk