

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING
MINUTES – JUNE 16, 2016**

ON-SITE INSPECTIONS: The Committee made on-site inspections starting at 8:00 a.m. on the Dean Mortensen property, Town of Union; the Rolland D. Jr. & Christy S. Young property, Town of Union and the Donald P. & Brenda S. Strehlow property, Town of Weyauwega.

Chm. Penney called the meeting to order at 9:45 a.m. with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present.

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

Public Comment: There was none.

PUBLIC HEARINGS:

The first public hearing was called to order at 9:47 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 **Dean Mortensen:** Located in part of the NE ¼ of the NW ¼ of Sec. 4, Town of Union, lying along Cedar Dam Road, Fire Number E5897, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an AE (Agriculture Enterprise) District to an RR-O (Rural Residential-Overlay) District to create a three (3) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use two (2) development rights to create the three (3) acre parcel. 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.

Jean Gliniecki, Zoning Administrator, explained the proposed land division to create a three (3) acre parcel for a non-farm residence which requires a Petition for Zoning Map Amendment within Farmland Preservation requiring two (2) development rights.

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 Union recommending approval of the application.

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

D. Federwitz moved and T. Murphy seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town of Union Planning Commission and the Town Board of Union have both 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 9:56 a.m. The motion was carried.

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The second public hearing was called to order at 9:57 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 **Rolland D. Jr & Christy S. Young**: Located in part of the N ½ of the NE ¼ of Sec. 8, Town of Union, lying along County Highway OO, Fire Number E5532, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an AR (Agriculture Retention) District to an RR-O (Rural Residential-Overlay) District to create an eight (8) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use four (4) development rights to create the eight (8) acre parcel. 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.

Rolland Young Jr. was sworn in to testify. Mr. Young said the plan is to sell a portion of the parcel and keep the remaining eight (8) acres and the buildings for himself.

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 two (2) letters, one (1) from the Town of Union recommending approval of the amendment and one (1) from the Waupaca County Highway department with recommendations.

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

D. Kussmann moved and T. Murphy seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town of Union Planning Commission and the Town Board of Union have both 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 10:04 a.m. The motion was carried.

The third public hearing was called to order at 10:05 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 **Donald P. & Brenda S. Strehlow**: Located in part of the W ½ of the NE ¼ of the SE ¼ of Sec. 16, Town of Weyauwega, lying along Kriese Rd, Fire Number N1496, 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 a PVRF (Private Recreation and Forestry) District on approximately 20.20 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.

Donald Strehlow was sworn in to testify. Mr. Strehlow said he recently purchased the property and placed a recreational vehicle there. Mr. Strehlow said his intentions are to use the recreational vehicle for weekend getaways.

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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 Weyauwega recommending approval of the application.

Jean Gliniecki, Zoning Administrator, said the Planning & Zoning Office recommends approval with the proper permits.

D. Federwitz moved and W. Wilfuer seconded the motion to **GRANT** the application for Conditional Use Permit due to the following: The Town of Weyauwega Planning Commission and the Town Board of Weyauwega recommended approval of this Conditional Use Permit and it is consistent with the Town Comprehensive Plan. The following conditions **MUST** be met: The applicant must have a County approved sanitary system on the property. Any more recreational vehicles other than this one that is permitted shall only be allowed on this property on a temporary basis which is for a period of thirty (30) calendar days. 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 permit. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:14 a.m. The motion was carried.

The fourth public hearing was called to order at 10:15 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 **Dennis J. & Holly A.**

Jorgenson: Located in part of the NE ¼ of the SE ¼ of Sec. 36, Town of Farmington, lying along King Road, Fire Number E2235, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an AWT (Agriculture and Woodland Transition) District to an RC-N (Rural Commercial-Neighborhood) District for the combination of two (2) parcels and making them both the same zoning district on approximately .11 acres. The Committee, Ryan Brown, Planning & Zoning Director, and Jean Gliniecki, Zoning Administrator, made an on-site inspection of the property on April 21, 2016. Vice-Chm. Kussmann read the general procedure and Chm. Penney declared it a legal hearing.

Dennis Jorgenson was sworn in to testify. Mr. Jorgenson said he purchased a small parcel of land from the church directly behind his garage, which required a Petition for Zoning Map Amendment to make the zoning districts the same so the parcels can be combined.

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.

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W. Wilfuer moved and T. Murphy seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town of Farmington Planning Commission and the Town Board of Farmington have both 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 10:20 a.m. The motion was carried.

REVIEW/DISCUSSION:

- Two year review on the Conditional Use Permit (CP-009-14) for Hillside Salvage & Repair LLC located in Sec. 3, Town of Caledonia for an Outdoor Maintenance Service (automobile repair and continue the existing used automobile sales) in an RI-I (Rural Industrial - Intensive) District on approximately 4.75 acres. D. Kussmann moved and T. Murphy seconded the motion to **POSTPONE** the review until their next regularly scheduled meeting for clarifications from the Waupaca County Corporation Counsel concerning some issues with this Conditional Use Permit application. The motion was carried.
- Discussed an After the Fact fee on the Kerry & Michael Reese property located in Sec. 31, Town of Wyoming. D. Federwitz moved and D. Kussmann seconded to **DENY** the request to waive the after the fact Conditional Use Permit application fee. The Committee decided that the applicant should pay the \$400 fee upfront but they will give the applicant a maximum of one (1) year to pay the additional \$400. Once the Planning & Zoning Office has received the entire \$800, the public hearing for the recreational vehicle will be scheduled.
- Discussion on Staff Updates

The next Planning and Zoning Committee meeting has been scheduled for Thursday, July 21, 2016.

T. Murphy moved and W. Wilfuer seconded the motion to adjourn the meeting at 11:55 a.m. The motion was carried.

Debra L. Giuffre
Recording Secretary

cc: County Clerk