

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING  
MINUTES – JULY 13, 2017**

**ON-SITE INSPECTIONS:** The Committee made on-site inspections starting at 8:30 a.m. on the Readfield Storage Center LLC/Jerold J. & Mary L. Danke property, Town of Caledonia; the Nickel Acres LLC property, Town of Lind and the Jeffrey M. & Teresa K. Ehlers property, Town of Waupaca.

Chm. Penney called the meeting to order at: 9:50 a.m. with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer, T. Murphy and D. Federwitz, all present.

D. Kussmann 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 9:53 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, W. Wilfuer, T. Murphy and D. Federwitz, all present. Deb Giuffre read the names of persons notified of the hearing for **Readfield Storage Center LLC/Jerold J. & Mary L. Danke:** Located in part of the SW ¼ of the SE ¼ of Sec. 23, Town of Caledonia, lying along Highway 96, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from an RR (Rural Residential) District to an RC-N (Rural Commercial-Neighborhood) District for Mini-Warehouses on approximately 4.4 acres and a Conditional Use Permit application for a Contractor Shop (basement repair business) on approximately 4.4 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.

**Dan Katch was sworn in to testify.** Mr. Katch is the agent from Coldwell Bank. Mr. Katch gave a synopsis of the proposal for Lot 2 regarding the Contractor Shop

**Jean Gliniecki, Zoning Administrator,** explained the Petition for Zoning Map Amendment for both lots and the Conditional Use Permit application for the Contractor Shop.

**Zeb Beyer was sworn in to testify.** Mr. Beyer said he is the owner of the proposed Contractor Shop; B&B Basement Repairs LLC and explained the plan. Mr. Beyer said there will be no running water or plumbing for the business but will have electricity. The business is for equipment storage and has existing access.

**Jesse Vosters was sworn in to testify.** Mr. Vosters is proposing three (3) Mini-Warehouses which requires a Petition for Zoning Map Amendment. The Mini-Warehouses will have an access separate from the Contractor Shop.

**Jerold Danke was sworn in to testify.** Mr. Danke said he is the owner of the property and clarified that the road has shoulder access for driveways to both parcels.

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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 two (2) letters from the Town of Caledonia recommending approval of the Petition for Zoning Map Amendment and Conditional Use Permit application.

**Jean Gliniecki, Zoning Administrator**, said the Planning & Zoning Office recommends approval of the Petition for Zoning Map Amendment and the Conditional Use Permit subject to the following conditions of approval: The applicant must obtain a Land Use Permit for the construction of the mini-warehouses and the contractor shop. The applicant must obtain a Building Permit from the local Building Inspector for the construction of the mini-warehouses and the contractor shop. If there is going to be plumbing in the contractor’s shop building, there must be a code complying sanitary system installed for it. The Petition for Zoning Map Amendment will need final approval from the full County Board at their next meeting.

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 Caledonia Planning Commission and Town Board have both recommended approval of 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. The motion was carried.

D. Kussmann moved and W. Wilfuer seconded the motion to **GRANT** the application for Conditional Use Permit application due to the following: The Town of Caledonia Planning Commission and Town Board have both recommended approval of this permit and it is consistent with the Town Comprehensive Plan. The following conditions **MUST** be met: The applicant must contact the Department of Transportation with regard to the permit for the access/driveway to your parcel. There shall be no outside storage without future screening and additional permit modifications. There shall be proper lighting which will not be disruptive to the surrounding property owners. If there ever will be plumbing in the contractor shop, there must be a code complying sanitary system installed for it. (Required parking is one (1) parking space per each employee on the largest work shift. The applicant must obtain a Land Use Permit from the Planning & Zoning Office for the construction of the contractor shop. The applicant must contact the local building inspector to verify if a Building Permit is necessary for the construction of the contractor shop. 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 10:17 a.m. The motion was carried.

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The second public hearing was called to order at 10:18 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, W. Wilfuer, T. Murphy and D. Federwitz, all present. Deb Giuffre read the names of persons notified of the hearing for **Nickel Acres LLC**: Located in part of the NE ¼ of the NE ¼ and part of the SE ¼ of the NE ¼ of Sec. 1, Town of Lind, lying along Reek Road, Fire Number N2411, Waupaca County, Wisconsin; for a Conditional Use Permit application for Animal Husbandry in an RR-O (Rural Residential-Overlay) District on approximately 17.55 acres. The Committee, Ryan Brown, Planning & Zoning Director, and Jean Gliniecki, Zoning Administrator,

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made an on-site inspection of the property. Vice-Chm. Kussmann read the general procedure and Chm. Penney declared it a legal hearing.

**Mike Drexler was sworn in to testify.** Mr. Drexler said he is the agent for the potential owners and they would like to have animals on the property in the future.

**Ryan Brown, Planning & Zoning Director,** explained the zoning RR-O (Rural Residential-Overlay) District as it relates to animal husbandry.

**Jean Gliniecki, Zoning Administrator,** discussed animal units and the requirements.

D. Kussmann moved and T. Murphy seconded the motion to **CONTINUE** the application for CUP due to the following: The Committee would like the applicant to document what type of animals and how many they are proposing to have on this property and submit this documentation to the Planning & Zoning Office. The Committee will allow the applicant twelve (12) months to respond to their request. Once the Planning & Zoning Office receives this documentation, this public hearing will be continued at the next regularly scheduled Planning & Zoning Committee meeting. If the Planning & Zoning Office does not receive this documentation from the applicant within twelve (12) months from the date on this Notice of Decision, the Committee will consider the applicant's non-action as an indication the request for a Conditional Use Permit is withdrawn and the application will be dismissed. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes and D. Federwitz—yes unanimous vote to continue the Conditional Use Permit application.

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The third public hearing was called to order at 10:40 a.m. by Chm. Penney. Roll call was taken with the following members present: J. Penney, D. Kussmann, W. Wilfuer, T. Murphy and D. Federwitz, all present. Deb Giuffre read the names of persons notified of the hearing for **Jeffrey M. & Teresa K. Ehlers:** Located in part of the NW ¼ of the NW ¼ of Sec. 22, Town of Waupaca, lying along Sorenson Lane, Fire Number E3701, Waupaca County, Wisconsin; for an after the fact Conditional Use Permit application for a structure to be used for human habitation that doesn't meet the 22 foot minimum width requirement in an AWT (Agriculture and Woodland Transition) District on approximately 40 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.

**Jeff Ehlers was sworn in to testify.** Mr. Ehlers said he obtained a permit for a shed and now it is used for living quarters for weekend getaways. The shed has no running water and they have a porta potty with a service contract.

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

**Evan Abrahamson was sworn in to testify.** Mr. Abrahamson is the Chairman for the Town of Waupaca and the Town has no problem with the use. The Town of Waupaca will have to look into the access for emergency use.

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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 Waupaca recommending approval of the application.

**Jean Gliniecki, Zoning Administrator**, said the Planning & Zoning Office recommends approval of Conditional Use Permit subject to the following conditions: The applicant must obtain a Land Use Permit from the Planning & Zoning Office for the construction of the structure. The applicant must have a County approved sanitary system on the property. The applicant must obtain a Building Permit from the local Building Inspector for the construction of the cabin.

D. Kussmann moved and T. Murphy seconded the motion to **GRANT** the application for Conditional Use Permit application due to the following: The Town Board of Waupaca recommended approval of this 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. The applicant must obtain a Land Use Permit from the Planning & Zoning Office for the cabin. The applicant must obtain a Building Permit from the local Building Inspector for the cabin. 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 T. Murphy seconded the motion to close the hearing at 10:50 a.m. The motion was carried.

**DISCUSSION AND POSSIBLE ACTION:**

- Agriculture Enterprise Area application for the Town of Lind was submitted and taken care of.
- Ryan Brown, Planning & Zoning Director, gave an update on the clean-up efforts on the Rekoske property, Town of Little Wolf
- Schedule upcoming meetings

The next Planning and Zoning Committee meeting has been scheduled for July 27, 2017.

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

Debra L. Giuffre  
Recording Secretary

cc: County Clerk