

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING
MINUTES – DECEMBER 14, 2017**

ON-SITE INSPECTIONS: The Committee made on-site inspections starting at 8:00 a.m. on the Erik M & Alicia Standerfer property, Town of Caledonia; the Dale D. Jr. & Lindsay J. Wegner property, Town of Mukwa and the Scott B. & Stacy Jo Salan property, Town of Dayton.

Chm. Penney called the meeting to order at: 10:21 a.m. with the following members present: J. Penney, D. Kussmann, T. Murphy, W. Wilfuer and D. Federwitz, all present.

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

D. Kussmann moved and W. Wilfuer seconded the motion to approve the minutes from the July 27 and August 31, 2017 meetings. The motion was carried.

Public Comment: There was none.

PUBLIC HEARINGS:

The first public hearing was called to order at 10:24 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 **Erik M & Alicia Standerfer:** Located in part of the SW ¼ of the SE ¼ of Sec. 5, Town of Caledonia, lying along Weiland Road, Fire Number E7982, Waupaca County, Wisconsin; for an after the fact Conditional Use Permit application for Animal Husbandry (2 horses, 6 rabbits and 6 chickens) in an RR (Rural Residential) District on approximately 7.31 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.

Alicia Standerfer was sworn in to testify. Ms. Standerfer said that the Conditional Use Permit application is an after the fact and is requesting the fee be waived. Ms. Standerfer said that when they purchased the property that it has an existing barn with stalls and is 7.31 acres which she assumed allowed animals. Ms. Standerfer said her neighbor told her about the permit she needed, so she contacted the Zoning Office to begin the process. She had called the office and inquired when they had purchased the horse in mid-August and it was considered after the fact.

Jean Gliniecki, Zoning Administrator, said that someone had called her on February 3, 2017 asking about having two (2) horses, some chickens and a goat. Ms. Gliniecki had informed that person that animal husbandry required a Conditional Use Permit. Ms. Gliniecki said she had made a note that the owner had contacted her and thought it was Ms. Standerfer.

A Standerfer said it could have been but she has four (4) children and they are all very active and whether it was or wasn't she was not going to say.

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.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –
DECEMBER 14, 2017**

Deb Giuffre read two (2) letters, one (1) from the Town of Caledonia recommending approval of the application with conditions and one (1) from a neighboring property owner in opposition of the application.

Alicia Standerfer came back for rebuttal. Ms. Standerfer said regarding the letter from the neighboring property owner, he wasn't referring to her property, but another. Ms. Standerfer said she will be composting the manure.

Jean Gliniecki, Zoning Administrator, said the Planning & Zoning Office recommends approval with conditions as listed below.

D. Kussmann moved and T. Murphy seconded the motion to **GRANT** the application for Conditional Use Permit application and 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 Comprehensive Plan. The following conditions **MUST** be met: Owners shall follow the standard found in the 2011 (or successor copy) edition of the "Good Horse Keeping Best Practices Manual for Protecting the Environment." Horses shall be provided with a shelter consisting of a minimum of three walls and a roof. The applicant must maintain adequate pasturing area. The applicant must have proper disposal of the animal waste. The applicant must provide access to water for reasonable periods each day. There shall be a one (1) year review of the Conditional Use Permit by the Planning & Zoning Committee to insure compliance, which would be by **December 14, 2018**. Register your animals with the Wisconsin Department of Agriculture, Trade and Consumer Protection Livestock Premises Registration by calling (888) 808-1910 or online at: <http://www.wiid.org/pdf/AH-LP-100-Premises-registration-form-2012.pdf> the applicant must obtain a Land Use Permit from the Planning & Zoning Office for the construction of any structures on the property. The applicant must contact the local Building Inspector to verify if a Building Permit is necessary for the construction of any structures. The Committee decided to waive the \$400 after the fact Conditional Use Permit application fee. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; T. Murphy —yes and D. Federwitz—no four (4) to one (1) vote to grant the permit and waive the after the fact fee. D. Kussmann moved and W. Wilfuer seconded the motion to close the hearing at 10:50 a.m. The motion was carried.

The second public hearing was called to order at 10:51 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 **Dale D. Jr. & Lindsay J. Wegner:** Located in part of the SE ¼ of the SE ¼ of Sec. 21, Town of Mukwa, lying along Ebert Road, Fire Number N3341, Waupaca County, Wisconsin; for a Conditional Use Permit application for a Major Home Occupation (firearm sales) in an AWT (Agriculture and Woodland Transition) District on approximately 26 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.

Dale & Lindsay Wegner were sworn in to testify. Mr. Wegner said he would like to do some basic gunsmithing and firearm transfers. He is in the process of obtaining a license from the Bureau of Alcohol, Tobacco & Firearms. Mr. Wegner said there will be no shooting allowed by the customers.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –
DECEMBER 14, 2017**

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 Mukwa 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 Conditional Use Permit application due to the following: The Town of Mukwa Planning Commission and Town Board have both recommended approval of this permit and it is consistent with the Town's Comprehensive Plan. Roll call vote was taken: J. Penney—yes; D. Kussmann—yes; W. Wilfuer—yes; T. Murphy —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 10:58 a.m. The motion was carried.

The third public hearing was called to order at 10:59 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 **Scott B. & Stacy Jo Salan**: Located in part of the W ½ of the NE ¼ of Sec. 1, Town of Dayton, lying along Skyview Lane, Fire Number N2355, Waupaca County, Wisconsin; for a Petition for Zoning Map Amendment from a AWT (Agriculture and Woodland Transition) District to RR (Rural Residential) District on approximately 5.7 acres to acquire additional development rights in order to divide their 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.

Scott Salan was sworn in to testify. Mr. Salan said he would like to split 1.5 acres from the existing 5.7 acres for a dwelling, which requires a zone change.

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

John Miller was sworn in to testify. Mr. Miller said he is a Supervisor for the Town of Dayton and is in support of the Petition for Zoning Map Amendment.

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 with final approval from the Waupaca County Board at their next meeting and a Certified Survey Map for the land division.

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE MEETING MINUTES –
DECEMBER 14, 2017**

D. Federwitz moved and D. Kussmann seconded the motion to **GRANT** the application for Petition for Zoning Map Amendment due to the following: The Town of Dayton 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; T. Murphy —yes and D. Federwitz—yes unanimous vote to grant the zone change. T. Murphy moved and W. Wilfuer seconded the motion to close the hearing at 11:07 a.m. The motion was carried.

The fourth public hearing for **Robert S. & Christine Faulks Joint Revocable Trust** was cancelled at the request of the applicant.

DISCUSSION AND POSSIBLE ACTION:

- Arthur P. & Leanne M. Schultz requesting that an after the fact Land Use Permit application fee for a deck addition to a dwelling be waived located in Sec. 35, Town of Farmington. D. Kussmann moved and D. Federwitz seconded to waive the after the fact fee. The motion was carried.
- Todd D. Steenbock requesting that an after the fact Land Use Permit application fee to extend a roofline over an entryway/patio be waived located in Sec. 16, Town of Larrabee. D. Kussmann moved and D. Federwitz seconded to waive the after the fact fee. The motion was carried.
- Year End Budget Update. Ryan Brown, Planning & Zoning Director, went over the budget performance report.
- Potential Impacts from 2017 Wisconsin Act 67 and 2017 Wisconsin Act 68 was presented by Ryan Brown, Planning & Zoning Director.
- Schedule Upcoming Meetings

The next Planning and Zoning Committee meeting has been scheduled for January 11, 2018.

D. Federwitz moved and W. Wilfuer seconded the motion to adjourn the meeting at 12:25 p.m. The motion was carried.

Debra L. Giuffre
Recording Secretary

cc: County Clerk