

The Plan Commission of the Town of Taycheedah conducted a public hearing on Wednesday, January 4th, 2006, at 7:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Preliminary Plat of the Roberts Lakeview Subdivision. Members present were Chairman John Wagner, Joe Thome, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker and Secretary Brenda Schneider.

Chairman Wagner called the public hearing to order at 7:04 p.m..

Ron Cunzenheim, representing Jim Roberts d.b.a. Roberts Homes, appeared before the Plan Commission. Mr. Cunzenheim's presentation and responses to comments and questions presented by the audience and the Plan Commission were as follows:

- The feedback received during the conceptual plan review regarding green space and an access trail has been incorporated into the Preliminary Plat.
- A 25 ft. strip has been proposed around the entire development for pedestrian access.
- The development is planned to have 53 lots; each 1/2 acre or larger.
- The sewer service plans are included with the plat. Sewer is anticipated to flow northerly across the Jim Emerich property to the main located at the Silica Road/Emerich easement area. Some of the houses will need ejector pumps and one are will need insulation. Mr. Emerich has indicated that he will provide an easement for the sewer main.
- Drainage onto the property from the east and south sides of the development is minimal due to the existing stone fence and tree line.
- The existing grades of the property will handle the drainage.
- The 2.32 acre retention pond will discharge into the Lakeview Road ditch.
- The total open space is 4.44 acres.
- Mr. Roberts has yet to draft the restrictive covenants.
- It is expected that the covenants will dedicate the open space to the owners of the lots.
- According to the International Traffic Institute, the development will add approximately 260 vehicles into the local traffic pattern. ITI also assumes less than 30 of them will travel during peak hours.
- None of the lots will have direct access onto Lakeview Road.
- The cul de sac meets the requirements of the Town's ordinance.
- The stone fence is on the property line, adjoining property owners could remove half of it.
- Restrictive covenants could require protection of the stone fence and tree line. The preservation of the stone fence and tree line could be a non-revocable condition.
- Mr. Roberts does not plan to prohibit the use of the trail by snowmobiles. He has decided to leave it up to the future owners.

Town Board Supervisor Jim Bertram stated that the snowmobile club would be satisfied with the use of the trail along the Lakeview Road right-of-way. Mr. Bertram suggested dedicating that portion of the trail to the Town.

- The subdivision will add almost 1 mile of road to the Town's system.

Several of the Plan Commission Members voiced concern regarding the Town's need to address the additional demands that cul de sacs place upon the snowplowing crew.

- The length of cul de sacs is limited to 1000 ft. by both the Town and the County ordinances.
- Surface water coming from property other than the development can be diverted through. Mr. Cunzenheim explained the drainage calculations and the pond's structural form.
- The speed of the water leaving the development can not be greater after development than it was before development.
- The group discussed known locations of high bedrock. Mr. Cunzenheim indicated that they had

January 4th, 2006

Plan Commission
Roberts Lakeview Subdivision-Preliminary Plat

2.

performed several borings. The worst result was 10 feet of cover.

- Highland Drive already exists in the Town. The name will need to be changed.
- Maplewood Lane will extend across Lakeview Road into the development.

Member Joan Simon would like to see the cul de sac eliminated and Maplewood Court extend across to Highland Drive. Mr. Cunzenheim responded that there is no prohibition against the use of a cul de sac. Member Mike Wirtz commented that cul de sacs are desirable from buyer perspective and they tend to slow the traffic flow.

John Wagner motioned to recommend the Town Board approve the Preliminary Plat of Roberts Lakeview Subdivision under the condition that Roberts submits the restrictive covenants to the Town Board by Monday, January 9th. The covenants need to address the protection of the stone fence and existing tree line, designate minimum dwelling size, the ownership and maintenance of the green space and the use and size limitation of outbuildings. Joan Simon also recommends the Town Board review the use of cul de sacs. The motion was seconded by Bill Spieker. Motion carried (7-0).

Mike Wirtz motioned to adjourn the public hearing at 7:55 p.m., seconded by Bud Sabel. Motion carried (7-0).

Attest:


Brenda A. Schneider
Plan Commission Secretary

The Town of Taycheedah Plan Commission conducted a public hearing on Wednesday, January 4th, 2006, at 7:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the revisions to the Code of Ordinances. Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Mike Wirtz and Secretary Brenda Schneider.

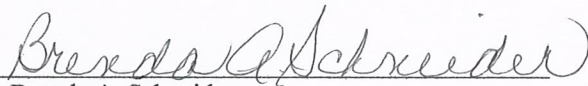
The Chairman called the public hearing to order at 7:56 p.m.

The proposed revisions were as follows:

- **Section 13-1-69, Validity of Conditional Use Permit.** Delete the following sentence: "Approximately forty-five (45) days prior to the automatic revocation of such permit, the Town Clerk shall notify the holder by certified mail of such revocation." *Mike Wirtz motioned to recommend the Town Board approve the amendment to the ordinance, seconded by Joan Simon. Motion carried (7-0).*
- **Section 13-1-140(c), Use Restriction-Residential District.** The ordinance limits the number of garages and accessory structures located on a residentially zoned parcel to one accessory building and one detached or attached garage. The proposed amendment would exempt sheds less than 200 square feet with sidewalls 7 feet or less from the limitation. *Bud Sabel motioned to recommend the Town Board approve the amendment to the ordinance and further recommend the Town Board limit the number of exempt sheds to one per parcel, seconded by Joe Thome. Motion carried (7-0).*
- **Section 13-1-140(i), Outdoor Lighting.** Delete the 15 foot height restriction. *Joe Thome motioned to recommend the Town Board approve the amendment to the ordinance, seconded by Bill Spieker. Motion carried (7-0).*
- **Section 14-1-74, Drainage System.** Delete the entire section. The Fond du Lac County Land & Water Conservation Department administers erosion control and stormwater management for the Town of Taycheedah. *Bill Spieker motioned to recommend the Town Board approve the ordinance amendment, seconded by Bud Sabel. Motion carried (7-0). Drainage information would remain a Preliminary Plat submittal requirement pursuant to Section 14-1-31(b).*

Mike Wirtz motioned to adjourn at 8:12 p.m., seconded by Leon Schneider. Motion carried (7-0).

Attest:



Brenda A. Schneider
Town Clerk

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, February 13th, 2006, at 6:00 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Windward Estates, Inc., request to rezone the 38.71 acres in Section 31 from A-T (Agricultural Transitional) to R-1 (Single-Family Residential with public sewer). The parcel abuts Golf Course Drive and the Hwy. 151 Bypass. Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Joan Simon, Leon Schneider, and Secretary Brenda Schneider. Bill Spieker was absent.

The Chairman called the public hearing to order at 6:05 p.m..

Eric Otte, J.E. Arthur & Associates, and Greg Barber represented Windward Estates, Inc. Mr. Otte gave the following presentation regarding the rezone request:

- Windward Estates contains a total of 106 lot; 52 of them in the Town of Taycheedah, 54 in the City of Fond du Lac.
- The land is surrounded on most sides by residential use.
- The rezoning would not be adverse to neighboring lands.
- The City has already rezoned the south half for residential use.
- Both sides of the development will be sewerred.
- The pockets of wetlands, as delineated by the DNR, will become part of the lots. The conservation easement is meant to preserve the wetlands. The wetlands can not be disturbed. The type of soils has caused the wetlands classification. The restrictive covenants will address what can and can't be done with the wetlands.
- The open spaces will be used for stormwater management.
- Water detention ponds will be located in the northwest corner; which is Outlot 1 on the Town side. Water detention will also be located on Outlot 2 and 4 on the City side. Outlots 1, 2 and 4 total 13.5% of the land.
- There will be two access points off of Golf Course Drive. The Dept. of Transportation will not allow direct access to Hwy. 151. The severe slopes abutting Golf Course Drive on the City side make an additional access off of Golf Course Drive very difficult.
- The Town's Comprehensive Plan identifies the land for residential growth.
- The Taycheedah Correction Institute borders the development on the south side.
- The partners of Windward Estates are Greg Barber, Rick Schneider and Nick Miller.

Plan Commission discussion was as follows:

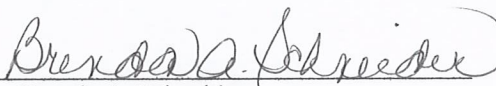
- Member Joe Thome questioned if the Town needs more subdivisions. Mr. Otte responded that the land is currently used as a horse pasture and therefore, contributes little tax revenue to the Town.

Bud Sabel motioned to recommend the Town Board approve the rezone request submitted on behalf of Windward Estates, Inc., from A-T to R-1.

- An attendee questioned if there will be any duplexes. Mr. Otte responded that the developers may be interested in a designated duplex area in the future. In that event, they will approach the Town for the appropriate zoning change.
- The attendee also commented that the zoning change should not be approved until Golf Course Drive is repaired and widened. The Plan Commission responded that road repair is under the jurisdiction of the Town Board.

Joe Thome seconded Mr. Sabel's motion. Motion carried (6-0-1 absent).

Mike Wirtz motioned to adjourn at 6:25 p.m., seconded by Bud Sabel. Motion carried (6-0-1 absent).

Attest 
Brenda A. Schneider
Plan Commission Secretary

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, February 13th, 2006, at 6:30 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Preliminary Plat of Windward Estates Subdivision. Members present were Chairman John Wagner, Joe Thome, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Bill Spieker was absent.

Chairman Wagner called the public hearing to order at 6:32 p.m..

Eric Otte, J.E. Arthur & Associates, Rick Schneider, Greg Barber and Attorney Patrick Madden represented Windward Estates, Inc. Mr. Otte gave the following presentation regarding the Preliminary Plat:

- Windward Estates contains a total of 106 lot; 52 of them in the Town of Taycheedah, 54 in the City of Fond du Lac.
- There will be two access points off of Golf Course Drive through the Town portion of the development.
- The preliminary stormwater calculations indicate that the proposed sizes of the detention ponds should be sufficient.
- All of the lots on the Town portion meet or exceed the 1/2 acres minimum lot size.
- The City requires curb and gutter. The entire development will have curb and gutter. There will be no ditches or swales.
- The roadways will be 36 feet wide from curb to curb.
- The access points will have boulevards.
- The four cul de sacs will have landscaped islands with 20 feet of pavement around the islands.
- Stormsewer will be installed later.
- They are not planning on installing sidewalks; pending City approval of a variance petition.
- They are also petitioning the City for a variance to the street light requirement. They are proposing a standard, consistent light in front of each house.
- The green space is 11.83 acres with Outlots 1, 2 and 4.
- Attorney Madden discussed the draft restrictive covenants. An association will maintain the stormwater management, outlots, boulevards, etc. The documents mirror the documents submitted on behalf of Fisherman's Estates with the exception of the street light provision.
- The developer organized a joint meeting between City staff, the County Planner and Town representatives. They discussed the following issues:
 - Snowplowing-The City offered to do all of the snowplowing because their equipment is set-up to deal with curb and gutter. The Town will probably plow some City streets in exchange for the plowing of Windward Estates. This is yet to be finalized.
 - Ambulance-Both sides of the development are within the City of Fond du Lac's ambulance service area.
 - Fire Protection-Fire protection will be provided by mutual aid between the City of Fond du Lac and Mt. Calvary Fire Depts.
 - Hydrant use-The City does not lock their hydrants and stated that they would not stop hydrant use in fighting a fire on the Town portion.
 - Street Lighting-The City could require a specific light in a specific location at each home in lieu of a typical street light.
 - Walking Path-The City and County suggested a walking path between the cul de sacs on the City side. Mr. Otte commented that the owners are not interested in establishing a public walking path between two houses.
- The cul de sacs are not connected on the Town side due to the finger of wetlands lying between the cul de sacs.
- Cul de sacs are more desirable to the buyer due to more privacy and less traffic.
- The old prison fence along Golf Course Drive is within the right-of-way. They intend to remove the portion abutting the development.

February 13th, 2006

Plan Commission
Windward Estates Subdivision-Preliminary Plat

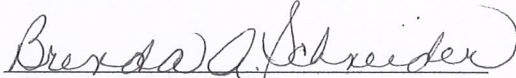
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- The City side of the development will have water and sewer; the Town side will have sewer.
- The lots on the City side are smaller than on the Town side. The City's minimum lot size is 10,000sf. All of the lots on the City side exceed the City minimum.
- The restrictive covenants can further restrict the square footage of outbuildings to be uniform with the City's smaller maximum size and outdoor burning. Attorney Madden commented that the restrictive covenants will be consistent throughout the development and will completely restrict outbuildings.
- Attorney Madden distributed draft copies of the Bylaws of Windward Estates, the Articles of Incorporation, the Stormwater Management Agreement and the Restrictive Covenants.

Joe Thome motioned to recommend the Town Board approve the Preliminary Plat of Windward Estates with the suggestion the Town Board address the maintenance of the island in the cul de sacs and the snowplowing issue, seconded by Leon Schneider. Motion carried (6-0-1 absent).

Joan Simon motioned to adjourn the public hearing at 7:08 p.m., seconded by Mike Wirtz. Motion carried (6-0-1 absent).

Attest:



Brenda A. Schneider
Plan Commission Secretary

April 10th, 2006

Plan Commission Public Hearing
Nick Pitzen rezone R-1 to R-3

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, April 10th, 2006, at 6:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Nick Pitzen's request to rezone 8/10s of an acres in Section 12 from R-1 (Single-Family Residential with public sewer) to R-3 (Two-Family Residential with public sewer). The lot abuts Cty. W south of Johnsburg. Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Leon Schneider, and Secretary Brenda Schneider. Joan Simon and Bill Spieker were absent.

The Chairman called the public hearing to order.

Mr. Pitzen would like to build a ranch-style duplex on the lot. Each unit would be 1,600 square feet. It will be stick-built on-site.

He intends to work with the County to get approval for two driveways.

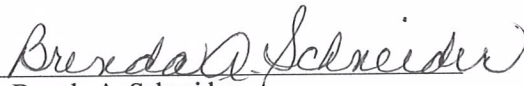
The front setback on a county road is 100 feet from the centerline.

The duplex will be owner occupied.

Bud Sabel motioned to recommend the Town Board approve the rezone request submitted by Nick Pitzen from R-1 to R-3, seconded by Leon Schneider. Motion carried (5-0-2 absent).

Joe Thome motioned to adjourn at 6:46 p.m., seconded by Bud Sabel. Motion carried (5-0-2 absent).

Attest


Brenda A. Schneider

Plan Commission Secretary

June 12th, 2006

Plan Commission
Windward Estates Subdivision-Final Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, June 12th, 2006, at 6:30 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Final Plat of Windward Estates Subdivision. Members present were Chairman John Wagner, Joe Thome, Mike Wirtz, Bud Sabel, Joan Simon and Secretary Brenda Schneider. Bill Spieker and Leon Schneider were absent.

Chairman Wagner called the public hearing to order at 6:37 p.m..

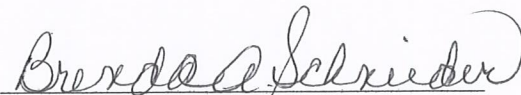
Eric Otte, J.E. Arthur & Associates, and Rick Schneider represented Windward Estates, Inc. Mr. Otte gave the following presentation regarding the Final Plat:

- The DNR has finalized the delineation of the wetlands.
- The boulevard at Boreas Blvd. has been eliminated due to the wetlands delineation.
- Lot 67 needs to be increased from .48 acres to at least .5 acres. Lot 68 will probably be decreased slightly.
- Fond du Lac County Land & Water Conservation Dept. has approved the stormwater plan.
- Mr. Otte anticipates DNR approval soon.
- The City of Fond du Lac is in the process of reviewing it.
- It has been submitted to the County Planning Dept. for review. Mr. Otte believes the Parks & Development Committee has approved it. Mr. Tobias may require additional vision triangles.
- Outlot 1 will take and control, through slow release, surface water from Golf Course Drive.
- Outlot 4 will handle the surface water on the city side of the development.
- The restrictive covenants will restrict mobile homes.
- The restrictive covenants will require a minimum of 5:12 roof pitch.
- An Architectural Control Committee will review designs and specs prior to application to the Town for building permits.
- A dusk-to-dawn ornamental light will be installed by the developer at each lot throughout the development. The style of light will be consistent with the city side.
- Once the plat has been approved by all local agencies, it will be revised as necessary before submittal to the State.

The Plan Commission again objected to the street names.

Joe Thome motioned to recommend the Town Board approve the Final Plat of Windward Estates with the condition that Lot 67 is increased to a minimum of .5 acre, seconded by Bud Sabel. Motion carried (5-0-2 absent).

Mike Wirtz motioned to adjourn the public hearing at 6:56 p.m., seconded by Bud Sabel. Motion carried (5-0-2 absent).

Attest: 
Brenda A. Schneider
Plan Commission Secretary

August 14th, 2006

Plan Commission
Sandy Beach Business Park (R-7 outlots only)-Preliminary Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, August 14th, 2006, at 6:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Preliminary Plat of the Sandy Beach Business Park (outlots only). Members present were Chairman John Wagner, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Member Joe Thome was absent.

Chairman Wagner called the public hearing to order at 6:05 p.m..

Ron Cunzenheim, representing RAM Investments, LLC, appeared before the Plan Commission. Mr. Cunzenheim's presentation and responses to comments and questions presented by the audience and the Plan Commission were as follows:

- The Preliminary Plat includes 22 outlots.
- The outlots are a buffer between the existing residential and the business section.
- The Preliminary Plat does not include the development of the business portion of the property.
- RAM will subdivide the business portion when there are potential buyers for business sites.
- The wetlands have been delineated
- The State and County have jurisdiction over the number of street access points and their locations. Traffic studies have been completed. It appears the Dept. of Transportation will approve one street access point to the business area across from the park & ride lot.
- The outlots will not be buildable for residential purposes.
- The County will only allow garages to be constructed on the outlots.
- Mr. Cunzenheim believes the County will require a berm along the back of the outlots for drainage control purposes.
- There is a large drainage-way at the north edge of the property; which goes to Lake Winnebago.
- Mr. Cunzenheim believes there will be a need for at least one retention pond on the business portion. He does not expect the pitch of the land to be toward the west.
- The intersection of Sandy Beach Road and Winnebago Drive will be re-aligned at a 90* angle. This re-alignment will be constructed on Outlot 22. The owners are required to keep Outlot 22 until the Sandy Beach Road re-alignment is finalized. It appears Sandy Beach Lots 2-6 will have their driveways extended to the re-located Sandy Beach Road.
- The Town has jurisdiction over the access points along Sandy Beach Road.
- Each outlot will have iron corner pipes.
- It is not expected that the traffic on Sandy Beach Road will increase.
- Outlot owners will be responsible for the installation of driveways and driveway culverts.
- The State will be required to install a new culvert at the intersection of the re-located Sandy Beach Road.
- The Town does not have record of swales between lots that some owners have filled with clippings, dirt, etc. The Town can not enter private property to install or maintain the swales.

Several interested parties questioned Sandy Beach Road ditch improvements. A 66' right-of-way for Sandy Beach Road (to the north edge of the Grebe property) was dedicated to the Town by certified survey map approved by the Town Board on February 13th, 2006. The existing road was constructed at what is now the west edge of the right-of-way. It is unknown whether or not the Town Board intends to re-construct the road in the center of the right-of-way. It is also unknown if the Town Board intends to re-construct the east side ditch near the east edge of the dedicated right-of-way. The Town Board will need to determine if the Town or the Developer would be required to pay for re-locating the ditch to the east side of the right-of-way.

Leon Schneider motioned to recommend the Town Board approve the Preliminary Plat of the outlots of Sandy Beach Business Park under the condition that the Town Board address which party is responsible for the construction of a re-located ditch, seconded by Bill Spieker. Motion carried.

October 4th, 2006

Plan Commission
Sandy Beach Business Park (R-7 outlots only)-Final Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Wednesday, October 4th, 2006, at 6:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Final Plat of the Sandy Beach Business Park (outlots only). Members present were Chairman John Wagner, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Members Joe Thome and Bill Spieker were absent.

Chairman Wagner called the public hearing to order at 6:10 p.m..

Ron Cunzenheim and Kevin Twohig representing RAM Investments, LLC, appeared before the Plan Commission. Their presentation and responses to comments and questions presented by the audience and the Plan Commission were as follows:

- There have been no substantial changes from the Preliminary Plat.
- An easement was added on the north end for sanitary sewer extension.
- Changes required by the State, such as labeling, have been incorporated.
- There will be a berm parallel to the outlots on the B-1 lands.
- After the berm is in place, water will no longer flow from the east to the west to the Sandy Beach Road ditch.
- Structures can not be built on Lots 4-10 due to wetlands.
- The outlot project does not require a County Stormwater Management and Erosion Control permit.

The Town Board has not resolved the issue of who would be responsible for the relocation/construction of a ditch along the east side of the newly dedicated 66 ft. right-of-way. According to an opinion from Attorney John St. Peter, the construction and re-location of the ditch could be incorporated into a Developer's Agreement. Ron Cunzenheim agreed that the restrictive covenants could include ditch alignment requirements and specifications for the location of culverts.

Leon Schneider motioned to recommend the Town Board approve the Final Plat of the outlots of Sandy Beach Business Park under the condition that the Town Board address which party is responsible for the construction of a re-located ditch, seconded by Bill Spieker. Motion carried.

Mike Wirtz motioned to adjourn at 6:38 p.m., seconded by Bud Sabel. Motion carried (5-0-2 absent).

Attest: Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

October 4th, 2006

Plan Commission Public Hearing
Miller Family Land Holdings, LLC rezone A-T to R-1 and A-T to B-1

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Wednesday, October 4th, 2006, at 6:30 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board on behalf of Miller Family Land Holdings, LLC's request to rezone 10.87 acres from Agricultural Transitional (A-T) to Business with public sewer (B-1) and 1.10 acres from Agricultural Transitional (A-T) to Residential with public sewer (R-1). The property abuts Hwy. 151. Members present were Chairman John Wagner, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Members Joe Thome and Bill Spieker were absent.

Chairman Wagner called the public hearing to order at 6:39 p.m..

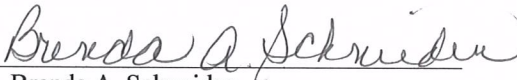
Linda Steffes, representing Miller Family Land Holdings, LLC, appeared before the Plan Commission. Her presentation and responses to comments and questions presented by the audience and the Plan Commission were as follows:

- The property is listed with Adashun & Jones.
- They have an accepted offer on the house with 1.1 acres; pending the rezone and certified survey map approval.
- They have no plans to develop the 10 acres of business land; they intend to sell it.
- The Town's Long Range Plan indicates business development for the land.

Chris Solberg, owner of adjacent, land-locked land to the south, is willing to work with the business developer for road access to Winnebago Drive. He is willing to cost-share. His land is approximately 3.5 acres. The area also contains 1.8 acres of required open space for the benefit of the residents of Cheedah Meadows.

Bud Sabel motioned to recommend the Town Board approve the rezone request submitted by Miller Family Land Holdings, LLC, of 10.87 acres from A-T to B-1 acres and for 1.10 acres from A-T to R-1 as requested, seconded by Joan Simon. Motion carried (5-0-2 absent).

Bud Sabel motioned to adjourn at 6:58 p.m., seconded by Leon Schneider. Motion carried (5-0-2 absent).

Attest 
Brenda A. Schneider
Plan Commission Secretary

The Town of Taycheedah Plan Commission conducted a public hearing on Wednesday, October 4th, 2006, at 7:00 p.m., at the Town Hall, for the purpose of making a recommendation to the Town Board in regards to rezoning several properties that were not zoned according to their use. Members present were Chairman John Wagner, Mike Wirtz, Joan Simon, Bud Sabel, Leon Schneider and Secretary Brenda Schneider. Member Joe Thome and Bill Spieker were absent.

Chairman Wagner called the public hearing to order at 7:02 p.m..

The Plan Commission discussed each of the 32 proposed rezonings. A majority of the rezonings are to recognize public sewer classification, two-family classifications or multi-family classification. The only substantive change is the Quick property in Peebles. It is proposed to change the Quick property from Ag-Transitional to Business with public sewer (B-1).

The proposed rezonings are as follows:

	Parcel tax key number	owner	address	zoned	rezone
1	T20-16-18-09-02-001-00	Diane Anderson/Ron Meyer	N9284 Hwy. 151	R-2	R-1
2	T20-16-18-09-03-003-00	John Rixen	N9176 Hwy. 151	B-2	B-1
3	T20-16-18-09-03-004-00	Primrose Schindelholz	N9162 Hwy. 151	R-2	R-1
4	T20-16-18-09-03-006-00	Dale Wiechman	vacant land	R-2	R-1
5	T20-16-18-09-03-007-00	Dale Wiechman	vacant land	R-2	R-1
6	T20-16-18-09-03-008-00	Dale Wiechman	vacant land	R-2	R-1
7	T20-16-18-09-03-009-00	Harley Guell	N9140 Hwy. 151	R-2	R-1
8	T20-16-18-09-08-001-00	All Line Communication	vacant land	R-2	R-1
9	T20-16-18-09-08-002-00	Robert Gruel	W3928 Fisherman's Rd	R-2	R-1
10	T20-16-18-09-08-003-00	All Line Communication	W3938 Fisherman's Rd	R-2	R-1
11	T20-16-18-09-08-004-00	Michael Schmitz	W3944 Fisherman's Rd	R-2	R-1
12	T20-16-18-09-08-005-00	Ronald Baeten	W3950 Fisherman's Rd	R-2	R-1
13	T20-16-18-09-08-006-00	Scott Rauch	W3960 Fisherman's Rd	R-2	R-1
14	T20-16-18-12-02-004-00	Ken Schneider	N9295 Cty. W	R-1	MFR
15	T20-16-18-12-02-014-00	Elmer Thome	N9271 Cty. Q	R-1	R-3
16	T20-16-18-16-13-002-00	Silica Plumbing portion only	N8582 Cty. QQ	R-1	B-1
17	T20-16-18-22-10-002-00	Patrick O'Brien	N8249 Cty. QQ	R-1	R-3
18	T20-16-18-22-11-024-00	Tim Boomsma	N8105 Billene Drive	R-1	R-3
19	T20-16-18-28-01-004-00	Joel Nett	W3764 Cty. WH	R-1	R-3
20	T20-16-18-28-01-010-00	Neal Nett	N8082 Church Rd.	R-1	R-3
21	T20-16-18-29-12-004-00	Ken Rickert	N7731 Cty. WH	R-2	R-1
22	T20-16-18-32-05-007-00	Jerry Hansman	N7697 Cty. WH	R-2	R-1
23	T20-16-18-32-05-008-00	Michael Colla	vacant land	R-2	R-1
24	T20-16-18-32-05-009-00	Michael Colla	vacant land	R-2	R-1
25	T20-16-18-32-05-010-00	David Huck	N7677 Cty. WH	R-2	R-1
26	T20-16-18-32-05-011-00	David Huck	N7673 Cty. WH	R-2	R-1
27	T20-16-18-32-05-012-00	James Paulson	N7669 Cty. WH	R-2	R-1
28	T20-16-18-99-CH-020-00	Gerald Tennessen	N7423 Spring St.	R-1	R-3
29	T20-16-18-99-CH-030-00	Gerald Tennessen	N7411 Spring St.	R-1	R-3
30	T20-16-18-99-HF-280-00	Frank Quick	N7609 Cty. WH	A-T	B-1
31	T20-16-18-99-HI-190-00	John Wehner	W3517 Hillside Circle	R-1	R-3
32	T20-16-18-99-NI-030-00	Victor Moyer	N7646 Cty. UU	R-2	R-1

- R-1 Single-Family Residential with public sewer**
- R-2 Single-Family Residential without public sewer**
- R-3 Two-Family Residential with public sewer**
- R-4 Two-Family Residential without public sewer**

- MFR Multi-Family Residential**
- B-1 Business with public sewer**
- B-2 Business without public sewer**
- A-1 Exclusive Agriculture**
- A-T Ag-Transitional**

Mr. Gruel questioned if the change will reduce the number of sewer charges he is paying from two to one. He stated that the District has been charging him for a second unit due to separate, internally accessible mother-in-law suite. Mr. Gruel was advised to confront the Commission about the additional charges.

Joyce Schneider was informed that the zoning change will not affect their taxes.

Leon Schneider motioned to recommend the Town Board approve the rezoning requests are presented, seconded by Bud Sabel. Motion carried (5-0-2 absent).

Mike Wirtz motioned to adjourn at 7:14 p.m., seconded by Joan Simon. Motion carried (5-0-2 absent).

Attest Brenda A. Schneider
Brenda A. Schneider
Town Clerk

The Town of Taycheedah Plan Commission conducted a public hearing on Wednesday, October 4th, 2006, at 7:30 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the revisions to the Code of Ordinances. Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Mike Wirtz and Secretary Brenda Schneider. Joe Thome and Bill Spieker were absent.

The Chairman called the public hearing to order at 7:30 p.m.

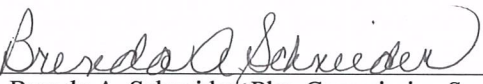
The proposed revisions were as follows:

- 1) **Section 13-1-24(f)(3)(a), Highway Setback Lines**, reduce the private road setback from fifty (50) feet from right-of-way line but not less than seventy-five (75) feet from the center line of the road to thirty (30) feet from right-of-way but not less than sixty-three (63) feet from the center line of said road as shown on the instrument creating said road or road easement.
- 2) **Section 13-1-42(d)(3), R-1 Single-Family Residential District with Public Sewer**, increase the minimum public highway frontage from forty (40) feet to fifty (50) feet.
- 3) **Section 13-1-48(b)(8), R-7 Lakeside Single-Family Residential District**, add the following paragraph: *Boathouses shall not extend waterward beyond the ordinary high water mark and shall be designed solely for boat storage and storage of related equipment. Boathouses shall be square or rectangular in shape. Boathouses shall be one story in height and may not exceed 15 feet to the peak of the roof. Sidewalls of the boathouses shall be one story in height and may not exceed 8 feet in height. At least one boat access door with a minimum width of seven feet shall be provided on the side of the boathouse towards the water, no patio style doors are allowed on a boathouse. Boathouses may not be established where the existing slope is greater than 20 percent. No boathouse may exceed 864 square feet using exterior sidewall dimensions on lakes over 600 acres. No more than one boathouse per conforming lot may be constructed. Indoor plumbing, decks and patios are prohibited on, in or adjacent to boathouses.*
- 4) **Section 13-1-140(a), Accessory Uses and Structures**, delete the following sentence: *An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction.*
- 5) **Section 13-1-140(c), Accessory Uses and Structures**, exempt boathouses from the detached accessory structure/garage limitation.
- 6) **Section 14-1-31(b), Submission of Preliminary Plat, Improvements, Plans and Specifications**, delete the requirement to submit engineering reports, plans and specifications for the construction of any public improvements required by this Chapter, specifically addressing sewer and water service feasibility, drainage facilities and erosion control plans.
- 7) **Section 14-1-31(c), Property Owners Association: Restrictive Covenants**, delete the requirement of submission of legal instruments and rules for proposed property owners association and proposed deed restrictions or restrictive covenants with the preliminary plat.
- 8) **Section 14-1-33(4), Final Plat Review and Approval, Filing Requirements**, require the submission of twelve (12) complete sets of engineering reports, plans and specifications for the construction of any public improvements required by this Chapter, specifically addressing sewer service feasibility. The owner shall also file twelve (12) copies of the legal instruments and rules for proposed property owners associations, when the subdivider proposes that the common property within a subdivision would be either owned or maintained by such an organization of property owners or a subunit of the Town pursuant to Sec. 236.293, Wis. Stats., and proposed deed restrictions or restrictive covenants, shall be submitted at the time of filing the Preliminary Plat with the Town Clerk. (Note: Deed restrictions and restrictive covenants are private contractual agreements and are not enforceable by the Town.)
- 9) **Section 14-1-84, Fees in Lieu of Land**, delete the entire section.
- 10) **Section 13-1-151(c), Yard Modifications, Cul-de-sac and Curve Restrictions**, delete the subsection.
- 11) **Section 14-1-62, Erosion Control**, replace this section with a referral to the Fond du Lac County Erosion Control and Stormwater Management Ordinance.

The Plan Commission reviewed each proposed amendment.

Bud Sabel motioned to recommend the Town Board approve the amendments to the Code of Ordinances as presented, seconded by Leon Schneider. Motion carried (5-0-2 absent).

Mike Wirtz motioned to adjourn at 7:45 p.m., seconded by Leon Schneider. Motion carried (5-0-2 absent).

Attest: 
Brenda A. Schneider, Plan Commission Secretary

January 8th, 2007

Plan Commission
Lakeview Road subdivision-Final Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, January 8th, 2007, at 6:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Final Plat of the Lakeview Road subdivision. Members present were Chairman John Wagner, Mike Wirtz, Leon Schneider, Joe Thome, Bill Spieker and Secretary Brenda Schneider. Members Bud Sabel and Joan Simon were absent.

Chairman Wagner called the public hearing to order at 6:05 p.m..

Ron Cunzenheim, representing Jim Roberts, appeared before the Plan Commission. His presentation and responses to comments and questions presented during the public hearing were as follows:

- There have been no substantial changes from the Preliminary Plat.
- The existing wetland was not recognized on the Preliminary Plat.
- Lot 25 was increased to include the entire wetland area.
- Maplewood Lane has been shifted due to the location of the wetland area.
- The development has 50 buildable lots; a slight decrease from the Preliminary Plat.
- All other approvals have been secured; with the exception of the Notice of Intent for the grading and erosion control from the DNR.
- An easement to the north for sewer construction has been secured from Jim Emerich.
- The grading and sewer contractors are ready to begin work.

Late last summer, the Town Board directed notice to Jim Roberts to destroy the noxious weeds on the property. Roberts contacted Brenda Schneider, Town Clerk, to notify her that they intended to start the project within 10 days. The weeds were never cut and the project is yet to start. Ron Cunzenheim will contact the Mr. Roberts and suggest he have the weeds disced into the ground.


An attendee believes the lots are too small at approximately one-half acre each. The Plat meets the minimum lot size for a sewered development.

She was concerned about the additional need for services; particularly snow removal. She expressed dissatisfaction with the snow removal service this winter.

A southerly land neighbor questioned the 25 ft. pedestrian trail surrounding the development. Mr. Cunzenheim explained that the trail will be co-owned by the 50 lot owners. The Restrictive Covenants establish a Control Committee that will be responsible to maintain the fence line, trail and other natural areas. The project will be seeded and maintained. The Covenants also authorize the Town Board to maintain the areas, if neglected by the Committee/owners, and to charge the Committee/owners for that maintenance.

Bill Spieker motioned to recommend the Town Board approve the Final Plat of the Lakeview Road subdivision as presented. An attendee questioned the source of water and the use of shared wells. Mr. Cunzenheim didn't know Mr. Roberts' intent as far as shared wells. The motion was seconded by Joe Thome. Motion carried (5-0-2 absent).

Mike Wirtz motioned to adjourn at 6:38 p.m., seconded by Leon Schneider. Motion carried (5-0-2 absent).

Attest: 
Brenda A. Schneider
Plan Commission Secretary

The Town of Taycheedah Plan Commission conducted a public hearing on Thursday, May 10th, 2007, at 7:00 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Janet Velasco's request to rezone her parcel from R-1 (Residential with public sewer) to B-1 (Business with public sewer). The parcel is located at N7792 Cty. WH. Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Joan Simon, Leon Schneider, Bill Spieker and Secretary Brenda Schneider.

The Chairman called the public hearing to order.

Janet Velasco requested the rezone for the purpose of operating a pottery shop out of her existing studio. Ms. Velasco's presentation was as follows:

- The existing studio is 20'3"x24'3".
- She expects low-volume business traffic.
- Her property is long and shallow on the Ledge.
- Her property is along the bike trail.
- She intends to add some gravel parking space.
- The Fond du Lac County Hwy. Dept. will make a site visit to determine whether or not she can have another access onto Cty. WH.
- Some of the neighbors have contacted her. She understands their concerns.
- She plans to purchase bisque-ware; which customers would glaze. She would fire the pieces and then the customers would pick them up.
- She also intends to go to schools and day cares. The students would glaze the pieces. Then she would fire them and deliver the finished pieces back to the school or day cares.
- She further intends to relocate the business if and when her property would no longer handle the business activity.
- Her property is not an ideal site for future businesses if she sold it. It has limited area for alternate development.
- She will have posted hours. She expects to be open about four days a week. Closing by 7 pm.
- She hopes business activity will support the purchase of a pottery wheel in the future.
- The studio will consist of a kiln, a few tables and shelving.
- She is also hoping to take finished products off-site for sale at craft shows, etc.
- No pottery will be displayed outdoors.
- She hopes to add a small deck to the back of the studio.
- No other business in Fond du Lac offers pottery sales, classes and firing services.
- It's a hobby she would like to turn into a business.

Concerns voiced by neighboring property owners were as follows:

- Traffic movement and parking. Ms. Velasco plans to make it as safe as possible. If she is not approved for a second access to Cty. WH, the parking area will be shaped so no one would need to back onto Cty. WH. She believes she will be able to accommodate parking for six cars.
- Soda machine. Ms. Velasco may install a soda machine for customer and trail-user use.
- Signage. She intends to have some type of sign; which would probably not be illuminated.
- View of Lake Winnebago. Future redevelopment of the site could interfere with others' view of the Lake. Or trees could be removed to improve the view.
- Manufacturing. Neighbor believes manufacturing would be prohibited in business zoning. Ms. Velasco believes the business could provide an educational purpose.
- Location. The site is centrally located between St. Peter and Peebles. He questions the need for another business area. Ms. Velasco responded that rent at Peebles Plaza is \$1500.00 per month.
- Seventeen of eighteen property owners in Ledgeview Springs Subdivision oppose the request. Written comments from several of the property owners were submitted to the Plan Commission.
- Property values. The owners in Ledgeview Springs believe their property values will decrease.

May 10th, 2007

Plan Commission Public Hearing
Velasco rezone R-1 to B-1

2.

Comments, concerns and statements of Plan Commission members:

- The Town has numerous small family businesses being operated on property not zoned for business use.
- Retail sales on site do not qualify as a home occupation.
- Another access onto Cty. WH at the crest of the hill would be dangerous.
- The zoning of land follows the land; not the owner.
- Concerned about future business opportunities.

Joe Thome motioned to recommend the Town Board deny Ms. Velasco's zoning from R-1 to B-1, seconded by Bill Spieker. Motion carried (7-0).

Mike Wirtz motioned to adjourn at 7:38 p.m., seconded by Bud Sabel. Motion carried (7-0).

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

May 10th, 2007

Plan Commission Public Hearing
Jason & Ron Meyer rezone A-1 to R-1

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Thursday, May 10th, 2007, at 7:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Jason & Ron Meyer's request to rezone 24.845 acres from A-1 (Exclusive Agriculture) to R-1 (Residential with public sewer). The parcels are located at the southeast corner of the intersection of Hwy. 151 and Johnsborg Road. Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Joan Simon, Leon Schneider, Bill Spieker and Secretary Brenda Schneider.

The Chairman called the public hearing to order.

Jason Meyer gave the following presentation of the proposal on behalf of his father and himself:

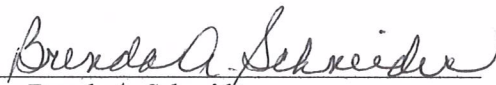
- They intend to add eight lots with no extension of the road.
- Johnsborg Sanitary District will provide sewer service.
- The County Planning Dept. recommends developing the lands by plat.
- Four of the lots will be owned by family members; leaving four lots for public sale.
- The lands are currently in set-aside (CRP).
- He plans to construct a retention pond. However, Lynn Mathias will review the project and make a determination.
- Jason intends to keep 15 acres; which will include an access strip off of Meyer Court.
- The lots will be about 300 feet deep.

Comments and concerns heard from neighboring property owners were as follows:

- The State plans to analyze the current drainage under the highway.
- Requested a clause requiring the conservation of the Ledge.
- They don't want to look at the back of houses.
- The sanitary district needs to swap approximately 15 acres into the sewer service area.
- The adjacent farm supports development. However, development will limit access to the six acres of his farm that lies below the Ledge. A verbal agreement between the partys' father and grandfather granted vehicle access across the Meyer property. The adjacent landowner wishes to obtain a written access easement to his property.
- One parcel lies within Johnsborg Sanitary District and the other parcel is in Taycheedah Sanitary District No. 1.

John Wagner motioned to recommend the Town Board approve the rezone request from A-1 to R-1, seconded by Bud Sabel. Motion carried (5-2). Nay-Joe Thome and Bill Spieker.

Mike Wirtz motioned to adjourn at 8:03 p.m., seconded by Bud Sabel. Motion carried (7-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

June 11th, 2007

Plan Commission
Sandy Beach Business Park Addition 1-Preliminary Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, June 11th, 2007, at 6:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Preliminary Plat of the Sandy Beach Business Park Addition 1. Members present were Chairman John Wagner, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider, Joe Thome and Secretary Brenda Schneider. Member Bill Spieker was absent.

Chairman Wagner called the public hearing to order at 6:00 p.m..

Ron Cunzenheim, representing RAM Investments, LLC, appeared before the Plan Commission. Mr. Cunzenheim's presentation and responses to comments and questions presented by the Plan Commission and the audience were as follows:

- The Preliminary Plat includes 15-2 acre lots plus 2 outlots.
- The Fond du Lac County Subdivision Ordinance required the development by plat.
- It is a 'neighborhood' commercial development.
- It is unknown what size of lots buyers will need. Ron acknowledge the probability that the lot sizes will change as buyers purchase lots.
- The County required dedicated easements for vision clearance at the intersections.
- The State approved two access points along Winnebago Drive.
- Taycheedah Sanitary District No. 1 has purchased the sewer capacity needed for the development.
- The Notice of Intent has been submitted to the DNR. He expects approval soon.
- The berm and swale along the west edge of the development will divert water to the detention basin. The existing brush along the swale along the north edge of the development is not on the RAM property. The pond on Outlot 23 is planned to handle a 100 year storm event. The pond will be 9.5' deep. It is not anticipated that the pond will turn green due to the constant expected flow of water. The pond must be three times as long as it is wide. The pond will include a safety shelf.
- There are wetlands located in the north area of the development.
- The sewer will be constructed beyond the shoulders of the road; mainly on the south side of Lakepark Drive. The sewer will be gravity-flow. The sewer will be shallow. Further extension of the gravity-flow sewer is unlikely.
- The development will not have curb & gutter.

Plan Commission discussion:

- Shoreland Zoning will affect several lots on the west side. It is highly possible that those lots will be required to maintain 75% green space.
- The street names may cause confusion. Lakepark Drive and Court need to be swapped.
- A temporary cul de sac will need to be constructed at the end of Lakepark Court.
- Access restriction to Taycheedah Way could be considered.

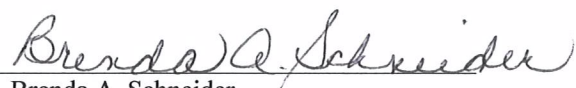
Bud Sabel motioned to recommend the Town Board approve the Preliminary Plat of Sandy Beach Business Park Addition 1 under the following conditions:

- **Swap the name of Lakepark Drive and Court,**
- **Access restriction on the south 150 feet of Taycheedah Way, and**
- **Install a temporary cul de sac at the end of Lakepark Court.**

The motion was seconded by Leon Schneider. Motion carried (6-0-1 absent).

Mike Wirtz motioned to adjourn at 6:35 p.m., seconded by Bud Sabel. Motion carried (6-0-1 absent).

Attest:


Brenda A. Schneider
Plan Commission Secretary

July 9th, 2007

Plan Commission Public Hearing
Evanow/Grebe rezone B-1 to R-7

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, July 9th, 2007, at 5:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on the rezoning of a parcel of land that abuts Sandy Beach Road. The land is located north of Outlot 1 of the Sandy Beach Business Park. The proposal is to rezone the parcel from B-1 (Business with public sewer) to R-7 (Residential Lakeside). Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Member Bill Spieker was absent.

The Chairman called the public hearing to order.

The Town Board requested the Plan Commission conduct a public hearing on the rezone. The Town Board received a certified survey map creating an outlot to the north of Outlot 1 of the Sandy Beach Business Park. A portion of the land included in the CSM is zoned Business with public sewer and the remainder is zoned Residential Lakeside. The CSM includes lands currently owned by Tom Grebe and RAM Investments.

After hearing the purpose for the request, the Plan Commission discussed the following:

- Fond du Lac County Shoreland Zoning would prohibit residential structures on the outlot.
- The County will only allow garages on outlots.

Joe Thome motioned to recommend the Town Board approve the rezoning from Business with public sewer (B-1) to Residential Lakeside (R-7), seconded by Leon Schneider. Motion carried (6-0-1 absent).

Mike Wirtz motioned to adjourn at 5:43 p.m., seconded by Joan Simon. Motion carried (6-0-1 absent).

Attest



Brenda A. Schneider

Plan Commission Secretary

July 9th, 2007

Plan Commission Public Hearing
Sippel/Hendrickson rezone R-8 to A-1

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, July 9th, 2007, at 6:00 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on the rezoning of 29.12 acres along Seven Hills Road. The land is also located south of Blackberry Drive. The proposal is to rezone the land from R-8 (Residential Estate) to Exclusive Agriculture (A-1). Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Mike Wirtz, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Member Bill Spieker was absent.

The Chairman called the public hearing to order.

The Town Board requested the Plan Commission conduct a public hearing on the rezone. In June, the Town Board received a certified survey map that created the high probability that Blackberry Drive would not be extended to the south. After the Town Board approved the CSM, the site plan for the location of a new home was submitted. The site plan indicated the home would be located 26 feet east of the west property line; in what was intended by the previous owner to be the right-of-way for a road extension.

Sam Hendrickson was in attendance at the public hearing. He purchased the land from Ken Sippel. He has viewed Mr. Sippel's development plan that indicated extending Blackberry Drive south and then east to intersect with Seven Hill's Road.

Mr. Hendrickson informed the Plan Commission that he intentionally established the right-of-way off of Blackberry Drive as the private drive to his home currently under construction.

Mr. Hendrickson stated that he purchased the land for recreational purposes and does not intend to develop it. All he plans to do to it is to install a culvert off of Seven Hills Road for access to the 29.12 acres. Mr. Hendrickson further stated that he has no objection to the land reverting back to agriculture.

Tim Simon, Town Board Supervisor, was concerned about devaluing the land by rezoning it to agriculture. He spoke to a realtor, who quoted market-value at \$6-8,000 for residentially zoned land and \$3-4,000 for agriculturally zoned land. Mr. Simon did not share a quote for the market-value of recreational land. Mr. Simon feels rezoning the land would be a taking and that a legal opinion should be obtained. Member Mike Wirtz disagreed based upon the fact that Mr. Hendrickson would not lose all reasonable use of the land. He would be able to use the land for the purpose for which he purchased it. Mr. Hendrickson reiterated his non-objection to the rezoning.

Member Bud Sabel suggested rezoning the property to Conservancy (C-1). The Plan Commission reviewed the purpose of the conservancy district, as well as the permitted and conditional uses in the district. The Conservancy District does not require the owner to open the land to the public and pole sheds would be permitted. It was noted that livestock would be allowed in both the current Residential Estate District (R-8) and the proposed Exclusive Agricultural District (A-1). Mr. Hendrickson believed the Conservancy District was compatible with his plans for the land and stated he did not object.

Leon Schneider motioned to recommend the Town Board amend the proposed zoning change from Exclusive Agriculture (A-1) to Conservancy District (C-1) and to approve the rezone from Residential Estate (R-8) to Conservancy District (C-1), seconded by Bud Sabel. Motion carried (5-1-1 absent). Nay-Joan Simon.

Mike Wirtz motioned to adjourn at 6:28 p.m., seconded by Leon Schneider. Motion carried (6-0-1 absent).

Attest



Brenda A. Schneider
Plan Commission Secretary

August 13th, 2007

Plan Commission
Sandy Beach Business Park Addition 1-Final Plat

1.

The Plan Commission of the Town of Taycheedah conducted a public hearing on Monday, August 13th, 2007, at 6:00 p.m., at the Town Hall for the purpose of making a recommendation to the Town Board regarding the Final Plat of the Sandy Beach Business Park Addition 1. Members present were Chairman John Wagner, Joe Thome, Mike Wirtz, Bud Sabel, Joan Simon, Leon Schneider and Secretary Brenda Schneider. Bill Spieker was absent.

Chairman Wagner called the public hearing to order at 6:02 p.m..

David Jacob, Jacob Land Surveying, represented RAM Investments, Inc. His presentation was as follows:

- The no access restriction established during the Preliminary Plat process has been incorporated.
- The street names have been swapped as directed.
- Winnebago Drive will eventually be transferred to the County. At that point, the front setback will be reduced.
- A portion of the plat is under Shoreland Zoning. However, due to the business zoning, the lots will not be subject to the County's impervious surface rule.
- Outlot 23 & 24 are for stormwater facilities.

RAM submitted a copy of the Restrictive Covenants. The Covenants require buyers to build within 12 months.

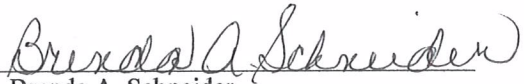
Also submitted was the Stormwater Management Agreement. The Agreement requires the Developer to build the stormwater facilities and the owners will be required to maintain the facilities.

No additional vision triangles are planned for dedication.

Joe Thome motioned to recommend the Town Board approve the Final Plat of Sandy Beach Business Park-Addition 1 as presented, seconded by Joan Simon. Motion carried (6-0-1 absent).

Mike Wirtz motioned to adjourn at 6:15 p.m., seconded by Bud Sabel. Motion carried (6-0-1 absent).

Attest:


Brenda A. Schneider
Plan Commission Secretary

The Town of Taycheedah Plan Commission conducted a public hearing on Tuesday, February 3rd, 2009, at 6:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Lindsay Bovinet & Susan Fiebig's request to rezone approximately 2.034 acres of their property from R-2 (Residential without public sewer) to B-2 (Business without public sewer). The parcels are located at W4099 Kiekhaefer Parkway and W4101 Kiekhaefer Parkway. Members present were Chairman John Wagner, Bud Sabel, Mike Wirtz, Bill Spieker and Secretary Brenda Schneider. Members absent were Joan Simon, Joe Thome and Leon Schneider.

The Oath of Office was administered to Bud Sabel, Bill Spieker and Mike Wirtz.

Chairman Wagner called the public hearing to order at 6:33 p.m.

Lindsey Bovinet owns Interior Systems, a 30 year old business that employs more than 200 people. He has lived in the Town of Taycheedah for seven years. Susan Fiebig has lived in the Town of Taycheedah for 31 years.

Bovinet & Fiebig propose to operate Moondance Bed & Breakfast Studio/Gallery. Their proposal is as follows:

- Move the lot line between Lot 10 and Lot 11. The rezone request is for the altered Lot 10 only. They intend to reduce the size of Lot 11 to the minimum size of 1.5 acres.
- Lot 10 currently hosts a guest house with an existing apartment in the upper level and a 3 car garage on the lower level. Lot 10 also has a 4 car detached garage behind the guest house.
- Convert the guest house located at W4099 Kiekhaefer Parkway into the Bed & Breakfast. The conversion would include converting the lower garage into two suites. They would provide/serve breakfast only to their guests. Maximum occupancy estimated at 7-8 people. They expect visiting artists will take advantage of their accommodations.
- Propose building a new studio building in the current location of a small garden shed. The shed would be removed. The studio would house a gallery, a multi-media studio, a woodworking studio and a small scale instructional area.
- They plan to show other artists' work in the studio.
- They expect their proposal will have no noise or any other environmental impact.
- Parking needs were estimated at a maximum of a dozen vehicles at any one time. They believe the site can provide suitable parking for 30 cars.
- Access onto Kiekhaefer Parkway has good line-of-sight and there are several turn-around areas on the site.
- The property is fairly secluded and natural with extensive landscaping throughout.
- The size of accessory structures on R-2 zoned property would prohibit the 2-story studio due to the 10 foot sidewall limitation. However, it is unknown if an accessory structure built into a hill with an exposed basement on one side could meet the sidewall limitation.
- Bovinet & Fiebig are willing to place restrictions on the property upon its sale.

Frank Alaniz, W4115 Kiekhaefer Parkway, presented the following comments:

- He has lived on Kiekhaefer Parkway for 9 years.
- The proposed Bovinet/Fiebig property abuts his east lot line.
- His neighbor to the west of his property is running a business.
- The noise coming from the westerly neighbor's property is horrendous. He can't enjoy his property. The noise level has been an issue for four years. It occurs during the spring, summer and fall.
- He does not live in a business community and wants to stop any business development in his neighborhood.

- He does not have an issue with the Bed & Breakfast; however, he does have issues with the studio. The studio could be built 5 feet from his property line. The woodworking shop could generate considerable noise.
- There are numerous business sites available for rent.

Lindsay Bovinet's rebuttal was as follows:

- Their plans are for a very light impact business operation.
- They will continue to live on the property.
- He has been operating a full-time woodworking shop for the past five years.
- He will not generate more noise than he is currently generating.

Mr. Alaniz added the following comments:

- He couldn't hear the noise from Lindsey's workshop due to the noise being generated by the other neighbor.
- The workshop will be much closer to his property.
- He would like to be able to sit outside and enjoy his property.
- Overtime, his westerly neighbor's machinery has gotten larger.

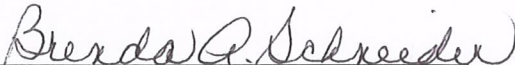
Plan Commission discussion was as follows:

- An accessory structure on residentially zoned land is limited in square footage. The size limitation varies depending upon the size of the lot.
- It was believed that a one-story accessory structure with a partially exposed basement could be built that would maximize the square footage limitation and provide a main level that would not exceed the 10 foot sidewall limitation.
- Members did not have an issue with the Bed & Breakfast; which can be a conditional use on residentially zoned land.
- However, they did not feel business zoning in the area would be appropriate. They recognized that the art studio would not comply with residential zoning.
- Members discussed allowing a recorded deed restriction for the studio.
- Member recommended Mr. Bovinet contact Attorney John St. Peter to discuss possible options.

Bill Spieker motioned to recommend the Town Board deny the request to rezone the property from R-2 to B-2, seconded by Bud Sabel. Motion carried (4-0-3 absent).

Bud Sabel motioned to adjourn at 7:27 p.m., seconded by Mike Wirtz. Motion carried (4-0-3 absent).

Attest



Brenda A. Schneider
Plan Commission Secretary

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, May 5th, 2009, at 6:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Lindsay Bovinet & Susan Fiebig's request to rezone approximately 2.034 acres of their property from R-2 (Residential without public sewer) to B-2 (Business without public sewer). The parcels are located at W4099 Kiekhaefer Parkway and W4101 Kiekhaefer Parkway. Members present were Chairman John Wagner, Bud Sabel, Tim Simon, Bill Spieker, Joan Simon, Joe Thome and Secretary Brenda Schneider. Member absent was Leon Schneider.

The Oath of Office was administered to Joe Thome, Tim Simon and Joan Simon.

Chairman Wagner called the public hearing to order at 6:32 p.m.

Lindsey Bovinet & Susan Fiebig propose to operate Moondance Bed & Breakfast Studio/Gallery. Their proposal is as follows:

- Rezone the parcel from Single Family Residential without public sewer to Business without public sewer.
- Move the lot line between Lot 10 and Lot 11. The rezone request is for the altered Lot 10 only. They intend to reduce the size of Lot 11 to the minimum size of 1.5 acres.
- Lot 10 currently hosts a guest house with an existing apartment in the upper level and a 3 car garage on the lower level. Lot 10 also has a 4 car detached garage behind the guest house.
- Convert the guest house located at W4099 Kiekhaefer Parkway into the bed & breakfast. The conversion would include converting the lower garage into two suites. They expect visiting artists will take advantage of their accommodations.
- Propose building a new studio building. The studio would house a gallery, a multi-media studio, a woodworking studio and a small scale instructional area.
- They plan to show other artists' work in the studio.
- They expect their proposal would be low impact to the neighborhood and low noise impact.
- Bovinet & Fiebig are willing to place restrictions on the property upon its sale.
- The Plan Commission's recommendation during the February 3rd meeting was to contact Attorney John St. Peter. Mr. Bovinet read aloud Attorney St. Peter's letter dated 2/9/09; which suggests the property could be rezoned with a deed restriction limiting the use of the land to a retail art studio and bed & breakfast.
- Mr. Bovinet pointed out that there are two nearby properties zoned business that are surrounded by residential. One being the pottery business and the other is the former Rick Mand property; both of which are located on CTH WH.
- He currently has a studio in the garage portion of the second building and Fiebig has a studio in the house garage.
- The development could take 1-5 years.
- The new building is limited in size by the R-2 zoning.
- Both current structures are using one septic tank. Testing and possibly a new system will need to be done for the bed & breakfast.
- Moondance would be a significant enhancement to the area and the Town.
- They anticipate conducting an art exhibit once every two months. If successful, there may be classes Thursday, Friday, and Saturday.

Mark Kirschling, W4123 Kiekhaefer Parkway, presented the following comments:

- It is a unique project.
- The owners are willing to place a condition on their property; which is a plus.
- The property slopes at the site of the proposed building.
- He doesn't see disruptions to the neighborhood.
- It is a costly endeavor that would be aesthetically pleasing.

Mary Alaniz, W4115 Kiekhaefer Parkway, presented the following comments:

- She lives next door to the proposed project.
- She asks that the Plan Commission protect the area as a single-family residential neighborhood.
- The proposal will impact their property values.
- Rezoning the property would set precedence.
- The ceramic studio on CTH WH is a small quiet shop. The two art businesses can not be compared.
- The new building would be next to them.
- She is concerned about additional traffic and noise.
- The Comprehensive Plan plans for Kiekhaefer Parkway to remain a single-family area.

Barb Sotelo, W4106 Kiekhaefer Parkway, presented the following comments:

- She agrees with Mary Alaniz.
- Art exhibitions have the potential to grow into large businesses; which would increase traffic and noise.
- The Little Farmer was once a small business operation.

Carol Jewett, W4148 Kiekhaefer Parkway, presented the following comment:

- Carol and her husband, Earl, support the project 100%.

Jamie Fiebig, N8186 Lakeview Road, presented the following comments:

- He was recently at an art exhibit in the City of Madison. There were 50-60 people in attendance. They were sipping wine, snacking and admiring the art. They were not noisy.

Frank Alaniz, W4115 Kiekhaefer Parkway, presented the following comments:

- He has invested over \$100,000 in improvements to his property.
- They live in a single-family residential area.
- He wants to enjoy his property.
- They are asking for business zoning, not a special use permit.
- With business zoning, the property can become an every weekend, full-time business.
- Bovinet's woodworking is currently a hobby.
- Woodworking equipment has noise levels at high decibels. If approved, the woodworking shop will re-locate much closer to their property.
- The woodworking shop could become an every night, every weekend operation and there would be nothing he could do to protect himself.
- They have attended the public hearing for the Comprehensive Plan and subsequent committee meetings. No one spoke out about the future zoning of the property.
- A 3,000 sq. ft. building is a large investment for a planned part-time business operation.

Sue Fiebig's rebuttal comments were as follows:

- Art is her passion.
- The noise level will not increase.
- The intent is to increase studio space so that they can work more.
- They have no intention of disturbing the neighborhood.
- She does not intend to operate a full-time gallery.
- In the past, she ran a full-time gallery on Winnebago Drive. That gallery would have only 10-15 visitors per day.

Lindsay Bovinet's rebuttal comments were as follows:

- He uses hand-carving tools, not routers and table-saws.
- Any noise he creates is indoors.

May 5th, 2009

Plan Commission Public Hearing
Lindsey Bovinet & Susan Fiebig rezone R-2 to B-2

3.

- He has been operating a woodworking shop for the past eight years.
- Sue is a media artist. There is no noise involved with her form of art.
- They never plan to recoup their investment.
- The proposal will enhance the property and the neighborhood.
- They will never become as large as the Little Farmer.

Mr. Alaniz added the following comments:

- With business zoning, there would be no limitation on the intensity of the operation. The hours of operation could be nights and weekends. These are the times that he, and his family, wants to be on their property enjoying it.
- A new owner could run an intensive gallery.

There was brief public discussion on the fact that sanitary sewer has yet to be extended down Kiekhaefer Parkway. There was objection to a business establishment utilizing mound systems when many area residents made substantial investments in the sewer. It was noted that the wastewater system for the property will need to meet State Code.

Lindsay Bovinet's additional rebuttal comments were as follows:

- The deed restriction would eliminate Frank Alaniz's concerns.
- The deed restriction could include operational conditions.
- They are willing to add protection into the deed restriction.

Mr. Alaniz injected the following comments:

- He doesn't want to have to police his neighbors.
- He just wants to live in peace.
- His rec center is 5-10 feet from the property line; which is near to the proposed new building site.

Lindsay Bovinet's further rebuttal comments were as follows:

- The location of the new building is not specific at this time.
- There needs to be a level of trust.
- They plan to be congenial to the neighbors.
- They will shift the location of the building, if needed.
- Frank's home is approximately 100 feet away from the property line.

Theresa Mayer's comments were as follows:

- Kiekhaefer Park is amazing.
- There is increased traffic going to the Park.
- The gallery would be of minimal impact to the existing traffic flow.

Plan Commission discussion was as follows:

- Most of the neighbors are in support.
- Would like to see the property revert back to residential when sold.
- Rezoning the property would not be consistent with the 1997 Comprehensive Plan nor the proposed Plan. The new Plan is nearly final. The Committee spent 2.5 years compiling it.

Bill Spieker motioned to recommend the Town Board approve the request to rezone the property from R-2 to B-2, with a deed restriction as stated in Attorney John St. Peter's letter dated 2/9/09. The motion died for lack of a second.

May 5th, 2009

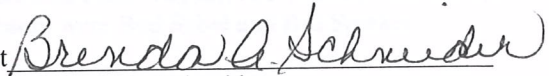
Plan Commission Public Hearing
Lindsey Bovinet & Susan Fiebig rezone R-2 to B-2

4.

John Wagner motioned to recommend the Town Board deny the request due to inconsistency with the current Plan, the current residential use of the land and the objections voiced by some of the neighbors, seconded by Joan Simon. Motion carried (4-2-1 absent). Nay-Bud Sabel and Bill Spieker.

Bill Spieker motioned to adjourn at 7:47 p.m., seconded by Tim Simon. Motion carried (6-0-2 absent).

Attest



Brenda A. Schneider
Plan Commission Secretary

September 6th, 2011

Plan Commission Public Hearing
Dean & Sandy Osborn, rezone R-2 to R-8

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Tuesday, September 6, 2011, at 7:00 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of Dean & Sandy Osborn's request to rezone 24.24 acres from R-2 (Single-Family Residential without Public Sewer) to R-8 (Residential Estate District). The property is located at N8621 Hwy. 151.

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Tim Simon and Secretary Brenda Schneider. Absent were Joe Thome and Bill Spieker. Also present were Dean & Sandy Osborn.

The Chairman Wagner called the public hearing to order at 7:00 pm.

The Plan Commission noted that the Osborn property exceeds the five acre minimum.

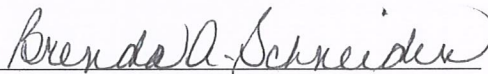
The Osborns wish to build a 40'x60'x16' detached storage building; which is prohibited in R-2 zoning. The building will be used to house an RV, as well as lawn and snow maintenance machinery and snowmobile, etc. It will be located in the woods at the lower end of their property. The building will not block anyone's view of the Lake. The Osborns do not intend to house livestock in the building.

Letters were sent to all individuals owning property within 300 feet. It was noted that no one was in attendance to support or object to the request.

It was also noted that the request complies with the Town's Comprehensive Plan.

Tim Simon motioned to recommend the Town Board approve Dean & Sandy Osborn's request to rezone the property located at N8621 Hwy. 151 from R-2 to R-8, seconded by Bud Sabel. Motion carried (5-0-2 absent).

Leon Schneider motioned to adjourn at 7:07 p.m., seconded by Tim Simon. Motion carried (5-0-2 absent).

Attest 
Brenda A. Schneider
Plan Commission Secretary

October 18th, 2011

Plan Commission Public Hearing
John H. Hefter, rezone R-2 to R-8

1.

The Town of Taycheedah Plan Commission conducted a public hearing on Tuesday, October 18, 2011, at 6:30 p.m., at the Taycheedah Town Hall, for the purpose of making a recommendation to the Town Board on behalf of John H. Hefter's request to rezone 11.3 acres from R-2 (Single-Family Residential without Public Sewer) to R-8 (Residential Estate District). The property is located at N7768 Hwy. 151.

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Tim Simon, Joe Thome, Bill Spieker and Secretary Brenda Schneider. Also present was John Hefter.

The Chairman Wagner called the public hearing to order at 6:30 pm.

The Plan Commission noted that the Hefter property exceeds the five acre minimum for the R-8 District.

Mr. Hefter began building a 28 x 30 building without a permit. The Town notified him to cease construction. The R-2 District is limited to one garage (detached or attached) and one accessory building. The property hosts a house with an attached garage and several other buildings.

Mr. Hefter plans to use the existing metal building as a workshop, another building for storage and demolish the rest of the buildings. He and his wife intend to remove the roof and wood walls of the barn; leaving the stone walls as a perimeter to a garden. The building under construction will be used for storage.

Letters were sent to all individuals owning property within 300 feet. It was noted that no one was in attendance to support or object to the request.

It was also noted that the request complies with the Town's Comprehensive Plan.

Bill Spieker motioned to recommend the Town Board approve John Hefter's request to rezone the property located at N7768 Hwy. 151 from R-2 to R-8, seconded by Bud Sabel. Motion carried (7-0).

Joe Thome motioned to adjourn at 6:39 p.m., seconded by Leon Schneider. Motion carried (7-0).

Attest



Brenda A. Schneider
Plan Commission Secretary

**Plan Commission
March 7th, 2013
Farmland Preservation Plan
Public Hearing**

The Plan Commission of the Town of Taycheedah conducted a public hearing on Thursday, March 7th, 2013, at 7:00 p.m., at the Taycheedah Town Hall, for the purpose of gathering testimony pertaining to the Town of Taycheedah Farmland Preservation Plan. Members present were: Chairman John Wagner, Leon Schneider, Bud Sabel, Joe Thome, Joan Simon, and Tim Simon. Absent was Bill Spieker.

Also present were the Comprehensive Planning Committee: Chairman Ed Braun, Jerry Guelig, Tim Krawczyk, Neal Nett, Rebecca Ries, Brenda Schneider, Joanne Thome, Joe Thome and Mike Wirtz; the Town Board: Chairman Jerry Guelig, Mike Wirtz, John Abler, Jim Rosenthal and Tim Simon; Jeff Sanders, Community Planning & Consulting; Clerk Brenda Schneider; and approximately 55 residents/interested persons (sign-in sheets attached).

Comprehensive Planning Committee Chairman Ed Braun introduced the Comprehensive Planning Committee and presented a summary of the Committee's nearly two-year project. On July 5, 2012, the Committee completed their work and referred the necessary documents to the Town Board for formal review and approval. Ed Braun introduced Jeff Sanders, the Town's Consultant.

Jeff Sanders summarized the major changes to the Farmland Preservation Plan, as dictated by the Wisconsin Department of Agriculture, Trade & Consumer Protection.

1. Call to Order. Chairman John Wagner called the public meeting to order at 7:05 p.m. Chairman Wagner introduced the members of the Plan Commission. Mr. Wagner acknowledged the members received and reviewed the draft Zoning Ordinance, the draft Zoning Map and the draft Farmland Preservation Map.
2. Public Testimony. Chairman Wagner announced the protocol to be used for public comment.

Pat Ries, Golf Course Drive: Mr. Ries questioned the application of Home Occupations and the use of a home office on a farm. He also questioned the application of the Sign Ordinance to farm signs. Mr. Ries requested the deletion of the word "television" in Section 13-1-130(b), Telecommunications Ordinance.

Robyn Calvey, Abler Road: Ms. Calvey requested the addition of "farm market" to permitted uses under the General Agricultural District. She also questioned the Exclusive Agriculture District (A-1) farm market limitation of no more than three employees.

Town of Taycheedah (written testimony submitted):
Per request of the Comprehensive Planning Committee:
Section 13-1-53, A-2 General Agricultural District,

b) Permitted Uses.

2. Road side stands for the sale of farm products produced on the premises.
Add "Farm Markets".

Per request of the Town Board:

Section 13-1-121, Noise,

c) Noise Prohibited.

4. Emergency Signaling Devices.

a. change "calendar month" to "calendar week"

b. delete the last sentence "If a false or accidental activation of an alarm occurs more than twice in a calendar month, the owner or person responsible for the alarm shall be in violation of this Chapter."

10. Construction or Repair of Buildings, Excavation of Streets and Highways. Expand the hours to include "or between the hours of 6:00 a.m. and 7:00 p.m. during daylight savings time."

Change "Building Inspector" to "Building Inspector/Permit Issuer".

d) Exemptions.

5. Repairs or excavations of bridges, streets, or highways

Expand the hours to include "or between the hours of 6:00 a.m. and 7:00 p.m. during daylight savings time."

7. Other Outdoor Events.

delete "provided that a permit has been obtained from the appropriate permitting authority".

Per request of the Town's Attorney:

Section 13-1-81, Existing Nonconforming Structures.

b) Add "A nonconforming structure may be repaired, maintained, renovated, or remodeled regardless of the cost of such repair, maintenance, renovation or remodeling."

Tim Simon, Town Supervisor: Requested the deletion of the word "weekdays" in Section 13-1-121(c)(10), and the elimination of Section 13-1-121(c)(12), in the Noise Ordinance.

Pat Ries, Golf Course Drive, requested an exemption to 13-1-121(c)(10), for construction and repair of buildings in the Exclusive Agricultural District.

Linda Calvey, Abler Road: Thanked the Committees for their time and diligence.

Hearing no further oral or written testimony, motion by Joe Thome, second by Bud Sabel, to close the public hearing at 7:52 p.m. Motion carried (6-0).

3. Plan Commission. After review and discussion of the testimony presented, motion by Joe Thome, second by Leon Schneider, to recommend the Town Board adopt the Farmland Preservation Plan, which includes the draft Zoning Map, the draft Zoning Ordinance, and the Farmland Preservation Map, with the following revisions:

- Section 13-1-130(b), delete the word "television";
- Section 13-1-53, A-2 General Agricultural District, b) Permitted Uses, Item 2.
add "Farm markets"
- Section 13-1-121, Noise, c) Noise Prohibited, Item 4, Emergency Signaling Devices.
 - a. change "calendar month" to "calendar week"
 - b. delete the last sentence "If a false or accidental activation of an alarm occurs more than twice in a calendar month, the owner or person responsible for the alarm shall be in violation of this Chapter."
- Section 13-1-121, Noise, c) Noise Prohibited, Item 10, Construction or Repair of Buildings, Excavation of Streets and Highways.
 - Expand the hours to include "or between the hours of 6:00 a.m. and 7:00 p.m. during daylight savings time."
 - Delete the word "weekdays".
 - Change "Building Inspector" to "Building Inspector/Permit Issuer".
- Section 13-1-121, Noise, c) Noise Prohibited, Item 12, Commercial Establishments Adjacent to Residential Property.
 - Delete entire subsection.
- Section 13-1-121, Noise, d) Exemptions.
 - 5. Repairs or excavations of bridges, streets, or highways.
Expand the hours to include "or between the hours of 6:00 a.m. and 7:00 p.m. during daylight savings time."
 - 7. Other Outdoor Events.
delete "provided that a permit has been obtained from the appropriate permitting authority".
 - 8. Agricultural Activity.
Expand exemption to include the construction or repair of buildings.
- Section 13-1-81, Existing Nonconforming Structures.
 - b) Add "A nonconforming structure may be repaired, maintained, renovated, or remodeled regardless of the cost of such repair, maintenance, renovation or remodeling."

Motion carried (6-0).

4. Adjournment. Motion by Bud Sabel, second by Leon Schneider, to adjourn the public hearing at 8:13 p.m. Motion carried (6-0).

Attest: Brenda A. Schneider
Brenda A. Schneider
Clerk

TOWN of TAYCHEEDAH
Farmland Preservation
Public Hearing
March 7th, 2013

NAME	ADDRESS
Robert H. Simon	W 3483 Gulf Course Dr. F.D.L.
Dave Wollersheim	W 3807 Cty. Rd. Q FDL
Paul Diederichs	N 8275 Kener Rd Malone
John Petrie	W 3129 CTH WH Malone
Roy Kunkin	N 8424 CR RG Malone
Tom/Carol Blamowski	N 8054 Hwy 151 F.D.L
Maeh Coetelle	N 8393 Sunset Dr. F.D.L
Jim & Linda Kram	W 2891 Ledge Rd MT Calvary
Keith & Pat Birschbach	W 2725 Ledge Rd Mt Calvary
Laurence Birschbach	W 3114 Cody Rd MT Calvary
James Freyer	N 9103 Cty Rd W Malone
STEVE STREGE	1631 N. MAIN WEST BEND 53090
James Bestram	W 3489 Cty Q FDL WI 54937
Connie Juhl	W 2951 Silica Rd Malone. 53049
LeRoy Mangel	1614 S. Westhamer Dr Oakdale, WI. 54904
John Wagner	W 3181 CTH WH MALONE WI 53049
Tim Simon	W 3998 Hwy Q FDL, WI. 54937

TOWN of TAYCHEEDAH
Farmland Preservation
Public Hearing
March 7th, 2013

NAME	ADDRESS
MARK Komen	W7483 Harold Rd PDL
JERRY KOWEN	209 BARRETT ST. ST. CLOUD, WI
Martha Klappertich	W3204 Cody Rd. Mt. Calvary
Cyril Simon	W3748 Silica Rd. PDL
Charlie Lefter	W3743 Cody Rd F.D.L.
Don Wolf	W3834 Golf Course Dr. FDL
THERESA MORGAN	W3271 Hwy Q
Ron BIRSCHBACH	W3827 CR. WH FdL
Gordon Mueller	W3119 Golf Course View FDL
BOB SABLE	W4138 LEDGE RD MALONE
Robyn Calvey ^{Dan's} Linda	N8410 Adler Rd Fond du Lac
Dale Dettle	N7720 June View Rd.
David Simon	W3056 Hwy Q FDL WI.
Vic Schneider	N8858 Hwy 151 FDL WI.
Bill Diederichs	W2785 Cr. WH Malone
Joe Diederichs	W2536 Cr. WH Malone
Dan Diederichs	N8858 Highland St FDL 54937
Rosie Potrie-Krisman	W2559 Blackberry Dr Mt 53057
Clarence E. Kraus	W3182 Ledge Rd. Mt. Calvary 53057
Ray Wagner Jr.	W3158 Cr. Rd WH MALONE 53049
John Gailgenbach	W4075 LAUREL Lane F.D.L 54937
CHRIS GOLBERG	N7399 Spring St FDL 54935

TOWN of TAYCHEEDAH
Farmland Preservation
Public Hearing
March 7th, 2013

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**PLAN COMMISSION
PUBLIC HEARING
JOHN WEHNER REZONE (R-1 TO R-3)
TUESDAY, AUGUST 13, 2013
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Tim Simon, Joe Thome and Secretary Brenda Schneider. Excused were Leon Schneider and William Spieker.

Chairman Wagner called the public hearing to order at 7:07 pm.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the request submitted by John Wehner, to rezone the following described properties from Single-Family Residential with Public Sewer (R-1) to Two-Family Residential with Public Sewer (R-3):

Lot 10, Lot 11 and Lot 12, Edgewood Lawns, Section 22, T16N, R18E, Town of Taycheedah, Fond du Lac County, Wisconsin. The parcels are located on Schuster Lane.

The following testimony was presented:

- Wehner currently owns a duplex on Hillside Circle.
- He proposes to rezone three lots for duplex development.
- His target is senior living; no steps and ADA access. The units will allow for seniors to stay in St. Peter.
- The lots will be sewerred.
- The project will not use Federal or State subsidies.
- Each unit will have two bedrooms.
- Ken Groeschel owns property abutting the lots. He is not in favor of the project due to the lack of control of renters. He prefers the single-family/owner occupied setting.
- It was noted that under the current zoning, the owner can build single-family homes for rental purposes. It was further noted that no one can control who enters the neighborhood when someone buys property.
- There was a claim that the project would decrease property values.

Motion by Tim Simon, second by Joan Simon, to recommend the Town Board deny the request submitted by John Wehner to rezone the Lot 10, Lot 11 and Lot 12 of Edgewood Lawns from Single-Family Residential with Public Sewer (R-1) to Two-Family Residential (R-3). Motion carried (5-0-2 absent).

Motion by Tim Simon, second by Bud Sabel, to adjourn at 7:40 p.m. Motion carried (5-0-2 absent).

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
OLD MILL PLAZA, LLC REZONE (B-1 TO MFR)
TUESDAY, AUGUST 13, 2013
6:45 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Tim Simon, Joe Thome and Secretary Brenda Schneider. Excused were Leon Schneider and William Spieker.

The Public Hearing was not called to order.

The Plan Commission could not consider the request due to the fact that the amendment to change the designation of lands owned by Old Mill Plaza, LLC, from Business with Public Sewer (B-1) to Multi-Family Residential (MFR), as delineated on the Future Land Use Map contained in the Comprehensive Plan, was not approved.

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
OLD MILL PLAZA, LLC,
REZONE
MONDAY, SEPTEMBER 30, 2013
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Joan Simon, Tim Simon, Joe Thome, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Absent was Bud Sabel.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described parcels:

- Change the future land use designation of Parcel #T20-16-18-32-05-018-00 and Parcel #T20-16-18-32-05-019-00, a total of 3.41 acres, owned by Old Mill Plaza, LLC, located in Peebles, from Commercial to Multi-Family.

The Chairman Wagner called the public hearing to order at 7:00 pm.

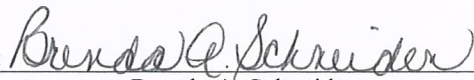
It was noted that the request complies with the Future Land Use Map in the Comprehensive Plan, per an amendment approved by the Town Board on September 30th, 2013. Mr. Ziegler's testimony was as follows (reprinted from the Plan Commission's public hearing regarding the Comprehensive Plan amendment):

- He plans to build single-story, single-family residential buildings.
- The new proposal is for a total of 20 units vs. the 36 units from the original plan.
- There will be two 10-unit structures. Each unit will have two bedrooms and 1-2 bathrooms. Each unit will have a two-car garage. All units will be ADA accessible.
- The structures will not have basements.
- The projected rent will be \$875-925 per month.
- An asphalted driveway/parking lot will lead to the middle of the two structures.
- There will be a small pond for water retention.
- The entrance to the complex will be off of Cty WH via the abandoned railroad bed.
- Anticipated tenant base is professionals and seniors.
- There will be one well per building.
- The complex will be served by municipal sewer.
- He conducted another neighborhood meeting. The new plan was well received.
- He has done similar projects in Fond du Lac and other parts of the State.

Seeing no further comments or questions, motion by Joe Thome, second by Tim Simon, to recommend the Town Board approve the request of Old Mill Plaza, LLC, to rezone the two parcels noted above, from Business with Public Sewer (B-1) to Multi Family Residential (MFR). Motion carried (6-0-1 absent).

Motion by Bill Spieker, second by Joan Simon, to adjourn at 7:01 p.m. Motion carried (6-0-1 absent).

Attest


Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
RAVEN VIEW SUBDIVISION
AMEND DEVELOPER'S AGREEMENT
FEBRUARY 6th, 2014
6:00 P.M.
TAYCHEEDAH TOWN HALL**

The Town of Taycheedah Plan Commission met on Thursday, February 6th, 2014, at 6:00 p.m., at the Taycheedah Town Hall. Members present were: Chairman John Wagner, Joe Thome, Bill Spieker, Leon Schneider, Joan Simon and Tim Simon. Excused: Bud Sabel. Also present were Clerk Brenda Schneider; Jasen & Heidi Anhalt; and Tom Schaefer, representing Adashun Jones/Signature Homes.

Chairman Wagner called the meeting to order at 6:01 pm.

The Town Board approved the conveyance of Outlot 1 and Outlot 2 to the owner of Lot 6. Jasen & Heidi Anhalt purchased Lot 6. The Anhalts have also assumed ownership of the two outlots.

Outlot 1 is identified as a future road right-of-way. The Anhalts requests an amendment to the Raven View Developer's Agreement for the installation of a private driveway thru Outlot 1. Anhalt presented the site plan for their house that illustrated driveway location.

The intent of the future road right-of-way is for possible extension of Raven View Court into Hidden Prairie. Such an extension would benefit snowplowing and emergency services.

Motion by Bill Spieker, second by Tim Simon, to recommend the Town Board approve the request to amend the Developer's Agreement for the temporary private driveway. Motion carried (6-0).

Motion by Joe Thome, second by Joan Simon, to adjourn the public hearing at 6:11 p.m. Motion carried (6-0).

Attest. Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
TIM KORYTKO
REZONE
THURSDAY, SEPTEMBER 4, 2014
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Joe Thome, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Absent-Tim Simon.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands:

- Section 16, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin, 5.911 acres, located at W3907 Silica Road.

The Chairman Wagner called the public hearing to order at 6:30 pm.

Jeremy Vanderloop, Madden, Vanderloop Law Office, representing Mr. Korytko, provided the following testimony:

- Mr. Korytko moved to New York due to his work.
- The rezone requested is a modest change from R-2 to R-1.
- There is no distinction between R-2 and R-1 in the Zoning Code other than sewered vs. unsewered.
- The lands are proposed to be divided. The lots will have the proper acreage and the proper road frontage.
- The rezone will make the lots conforming.

Eric Freiberg, ET Surveying, provided the following testimony:

- He compiled the proposed Certified Survey Map for Tim Korytko. Eric explained the zoning inconsistencies with the proposed new lots.
- He has studied the grade elevation, noting that the existing grade would be conducive to gravity sewer service to the main along Silica Road.

Brenda Schneider, Town Clerk, informed the Plan Commission members of the following:

- All the acreage is within Taycheedah Sanitary District #3.
- A home could be built on the R-2 lands, as currently zoned, so long as Korytko provided a written, recorded easement for access to Silica Road.

Richard Bertram, W3847 Silica Road, informed the group that the bedrock is only about one foot below the dirt. Mr. Freiberg noted the sewer is 16-18 feet deep along Silica Road. He was not directed to research the cost of extending the sewer to a new home site. It was noted these costs would be absorbed by the landowner when building a home; not the Town or the Sanitary District.

Mr. Bertram also noted that the quarry is located 1,080 feet from the north property line of the Korytko property. Bertram believes there is a prohibition on the building of homes within 1,500 feet of the quarry. Brenda Schneider researched the Conditional Use Permits for the Northeast Asphalt, Inc., Quarry, the Simon Quarry, and the Summit Quarry. She was unable to find any such prohibition.

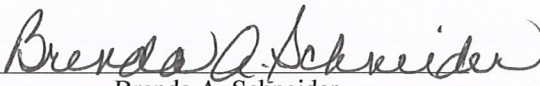
Mr. Bertram referenced the Town Board's position in regards to the Jim Emerich development along Lakeview Road. Schneider reported that the Town Board did not approve all of the lots originally proposed by Emerich due to the proximity to two active quarries. Schneider located a reference in the June 12, 1995, minutes of the Plan Commission public hearing. The minutes state *Discussion about the close proximity of the property to two operating Quarries. Jim Emerich stated that being close to the quarries does not bother him.* Land not approved by the Town Board for home construction was eventually sold to Gerald & Michelle Schneider.

Gerald & Michelle Schneider, N8571 Lakeview Road, questioned to location of their property in relation to the Korytko property.

The Plan Commission noted that the request complies with the Zoning Code and the Comprehensive Plan; and that there are no restrictions regarding the altering of the Ledge.

Seeing no further comments or questions, motion by Joe Thome, second by Bud Sabel, to recommend the Town Board approve the request of Tim Korytko to rezone the lands noted above, from Single-Family Residential without Public Sewer (R-2) to Single-Family Residential with Public Sewer (R-1). Motion carried (6-0-1 absent).

Motion by Bud Sabel, second by Bill Spieker, to adjourn at 6:51 p.m. Motion carried (6-0-1 absent).

Attest 
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
LYNN & PEGGY BIRSCHBACH REZONE
THURSDAY, SEPTEMBER 4, 2014
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Joe Thome, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Absent-Tim Simon.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described land:

- Part of the Northwest Quarter of the Southeast Quarter of Section 35, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin, lying south and east of the creek, approximately 4 acres.
- The land is located west of W2961 Cody Road.

The Chairman Wagner called the public hearing to order at 7:00 pm.

The Birschbachs request a rezone from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2).

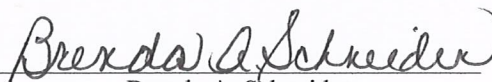
- Jason Guelig owns the 2.9 acre adjacent property located at W2961 Cody Road.
- Guelig plans to purchase the approximate 4.3 acres from Birschbach.
- Guelig proposes to build a house on the Birschbach land.
- The Guelig property is currently zoned General Ag (A-2).
- It was noted that if the request is approved, the 4.3 acres must to be combined with the Guelig property to create one lot in order to meet the A-2 minimum lot size of 5 acres.
- The grade of the Birschbach property drops to and is bounded by a creek.
- The lay of the land and the creek create a natural expansion of the Guelig property.
- The new house would not count as a non-farm residence against the Birschbach Base Farm Tract due to the rezone. Discussion occurred regarding an A-2 rezone vs. a conditional use permit for a non-farm residence and the impact to Base Farm Tracts and the Town's Farmland Preservation certification.

It was noted that the request complies with the Comprehensive Plan and the Zoning Code.

Seeing no further comments or questions, motion by Bill Spieker, second by John Wagner, to recommend the Town Board approve the request of Lynn & Peggy Birschbach to rezone land noted above, from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2), under the condition the approximate 4.3 acres be joined to the 2.9 acre Guelig property creating one parcel. Motion carried (6-0-1 absent).

Motion by Bud Sabel, second by Joan Simon, to adjourn at 7:26 p.m. Motion carried (6-0-1 absent).

Attest



Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
ZONING CODE AMENDMENTS
THURSDAY, SEPTEMBER 4, 2014
7:30 P.M.
TAYCHEedah TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Joe Thome, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Absent-Tim Simon.

The purpose of the public hearing was to make a recommendation to the Town Board regarding various Zoning Code amendments. The proposed amendments were as follows:

1. **Section 13-1-54** **B-1 Business District with Public Sewer**
 Subsection (d)(5) **Minimum Lot Size**
 Consider reducing the minimum lot size from "*one (1) acre*" to "*one-half (1/2) acre*".
2. **Section 13-1-71** **Bed and Breakfast Establishments**
 Subsection (b) **Definition**
 Consider increasing the maximum number of rooms provided for lodging from "*Four (4) or fewer*" to "*Eight (8) or fewer*". This amendment will be consistent with the definition found in Section 13-1-8(b)(1) and the DHS Administrative Code.
3. **Section 13-1-76** **Exclusive Agriculture/Farmland Preservation**
 Mobile Tower Siting Permit Ordinance
 Consider adopting an ordinance for the regulation by Zoning Permit; (1) the siting and construction of any new mobile service support structure and facilities; (2) with regard to a Class 1 collocation, the substantial modification of an existing support structure and mobile service facilities; and (3) with regards to a Class 2 collocation, collocation on an existing support structure which does not require the substantial modification of an existing support structure and mobile service facilities.

The Chairman Wagner called the public hearing to order at 7:00 pm.

The following explanations were provided by the Clerk:

Section 13-1-54 **B-1 Business District with Public Sewer**
Subsection (d)(5) **Minimum Lot Size**
Consider reducing the minimum lot size from "*one (1) acre*" to "*one-half (1/2) acre*".

In February, 2014, the Town approved comprehensive revisions to the Zoning Code. Some of the revisions were required in order to maintain certification with the Wisconsin Dept of Ag, Trade & Consumer Protection. The certification is required in order for agricultural land owners to apply for Farmland Preservation property tax credits.

Several of the revisions affected other zoning districts; one of which was the Business with Public Sewer (B-1) District. The Comprehensive Planning Committee and Plan Commission recommended increasing the minimum lot size from 0.5 acre to 1 acre due to a concern that 0.5 acre may not provide sufficient space, in the interest of public safety, for an active high-traffic business.

Recently, a Certified Survey Map splitting a 2-acre B-1 zoned lot into three lots required a variance from the Board of Appeals in order for the Town Board to approve it. Each of the three new lots failed to meet the 1-acre minimum.

The Town Board requests the Plan Commission conduct a public to consider recommending reducing the minimum lot size back to 0.5 acre.

Motion by Bill Spieker, second by John Wagner, to recommend the Town Board reduce the minimum lot size in the B-1 District from 1 acre to 0.5 acre. An official vote was never made to this motion. Motion by Joan Simon, second by Bud Sabel, to recommend the Town Board sustain the 1-acre minimum lot size in the B-1 District. Motion carried (6-0).

Section 13-1-71 Bed and Breakfast Establishments
Subsection (b) Definition

Consider increasing the maximum number of rooms provided for lodging from "*Four (4) or fewer*" to "*Eight (8) or fewer*". This amendment will be consistent with the definition found in Section 13-1-8(b)(1) and the DHS Administrative Code.

An inconsistency was discovered within the text of the Zoning Code. Section 13-1-71 states the maximum number of rooms provided for lodging in Bed & Breakfast establishments is "*Four (4) or fewer*". However, the definition contained in Section 13-1-8, states the maximum number of rooms provided for lodging in Bed & Breakfast establishments is "*Eight (8) or fewer*".

Per the Town's legal counsel, "Case law says that where there are conflicting definitions in a zoning ordinance, the conflict will be resolved in favor of the resident and in favor of greater use of the property."

The proposed amendment to "*Eight (8) or fewer*" is consistent with the State Administrative Code.

Motion by Bill Spieker, second by Leon Schneider, to recommend the Town Board amend Section 13-1-71 to state the maximum number of rooms provided for lodging in Bed & Breakfast establishments is "*Eight (8) or fewer*". Motion carried (6-0).


Section 13-1-76 Exclusive Agriculture/Farmland Preservation
Mobile Tower Siting Permit Ordinance

Consider adopting an ordinance for the regulation by Zoning Permit; (1) the siting and construction of any new mobile service support structure and facilities; (2) with regard to a Class 1 collocation, the substantial modification of an existing support structure and mobile service facilities; and (3) with regards to a Class 2 collocation, collocation on an existing support structure which does not require the substantial modification of an existing support structure and mobile service facilities.

Changes in State law regarding local regulations prohibits the Town from administration and enforcement of the ordinance adopted many years ago. The Town's ordinance was officially repealed in February, 2014. The State has adopted specific ordinance language that municipalities can adopt.

The Clerk had planned to present the new language for a recommendation; however, due to reasons beyond her control, the draft ordinance is not in final form for the Plan Commission's consideration. No action will be taken at this time. Consideration was postponed.

Motion by John Wagner, second by Joe Thome, to adjourn at 7:47 p.m. Motion carried (6-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
REDTAIL RIDGE DAIRY, LLC and JASON & JESSICA KORB
REZONE
THURSDAY, FEBRUARY 5, 2015
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Excused-Tim Simon. Recused-Joe Thome.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands from General Agricultural (A-2) to Single Family Residential without Public Sewer (R-2):

- A part of Lot 4 of CSM #6949 as recorded in Certified Survey Maps in Volume 49, Pages 55, 55A-B of the Fond du Lac County Register of Deeds Office, and being located in the NE1/4 of the NW1/4 of Section 21, commencing at the NW corner of said Lot 4; thence S 01°-23'-19" E along the W line of said Lot 4, 115.01 feet to the Point of Beginning; thence N 89°-08'-48" E, 317.42 feet; thence S 24°-55'-49" W, 347.85 feet; thence S 45°-35'-34" W, 223.19 feet to said W line of Lot 4; thence N 01°-23'-19" W along said W line, 467.02 feet to the Point of Beginning and containing 2.016 acres (87,816 SF) more or less. The parcel is currently owned by Redtail Ridge Dairy, LLC.

The Chairman Wagner called the public hearing to order at 7:00 pm.

Jason & Jessica Korb provided the following testimony:

- The proposed 2.016 acre lot abuts Lakeview Road.
- The sanitary sewer is located along Silica Road but is not currently located along Lakeview Road.
- The proposed lot will be 115 feet from Silica Road.
- They plan to build a house on the proposed lot.
- The position of the proposed lot and their planned location for the home is conducive to the natural flow of surface water across the corner of the area.
- The proposed lot passed a perc test.

A representative of Mega Rentals provided the following comments:

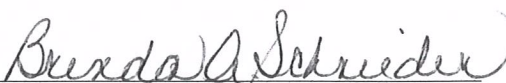
- Mega Rentals wants to let it be known that they operate 7 days a week, around the clock, year-round.
- They strive to keep their property neat in appearance.
- They also try to keep noise to a minimum during the night.

Brenda Schneider, Town Clerk, informed the Plan Commission members of the following:

- The request rezone complies with the Town's Comprehensive Plan.

Seeing no further comments or questions, motion by Bud Sabel, second by Bill Spieker, to recommend the Town Board approve the request of Redtail Dairy, LLC, and Jason & Jessica Korb to rezone the proposed 2.016 acre parcel noted above, from General Agriculture (A-2) to Single-Family Residential without Public Sewer (R-2). Motion carried (5-0).

Motion by Bill Spieker, second by Leon Schneider, to adjourn at 7:06 p.m. Motion carried (5-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
BRUCE HANSON and CAROL POLLNAC
REZONE
THURSDAY, FEBRUARY 5, 2015
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Joe Thome, Leon Schneider, Bill Spieker and Secretary Brenda Schneider. Excused-Tim Simon.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands from Single-Family Residential with Public Sewer (R-1) to Single-Family Residential without Public Sewer (R-2):

- A 3.84 acre parcel located in Section 16, NE 1/2 of the N 5A in the NW1/4 SW1/4, also a parcel adjacent on southwesterly side, commencing at the NW corner of the NW1/4 SW1/4; thence S82°27'20"E 769.63'; thence S86°08'35"W 764.90'; thence N 152.50' to the point of beginning (V1299-71). The parcel is currently owned by Bruce Hanson & Carol Pollnac.

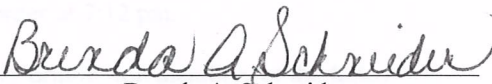
The Chairman Wagner called the public hearing to order at 7:07 pm.

Brenda Schneider, Town Clerk, informed the Plan Commission members of the following:

- The proposed rezone is a housekeeping matter.
- Several years ago, the Town Board comprehensively rezoned properties from R-2 to R-1 based upon the sewer service area of the Taycheedah Sanitary District #3.
- The Hanson/Pollnac parcel was erroneously changed to R-1.
- Based upon the current sanitary sewer infrastructure, service to the Hanson/Pollnac parcel is not possible.

Seeing no further comments or questions, motion by Joe Thome, second by Joan Simon, to recommend the Town Board approve the request of the Town to correct the zoning of the lands noted above, from Single-Family Residential with Public Sewer (R-1) to Single-Family Residential without Public Sewer (R-2). Motion carried (6-0).

Motion by Bill Spieker, second by Bud Sabel, to adjourn at 7:11 p.m. Motion carried (6-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

Motion by Joe Thome, second by Bud Sabel, to adjourn at 7:20 p.m. Motion carried (6-0).

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
CAROLYN VICTOR LAND CONSERVANCY, INC
THURSDAY, MAY 26th, 2016
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, Bud Sabel, Leon Schneider, Joan Simon, Tim Simon, Bill Spieker and Joe Thome. Also present: Secretary Brenda Schneider.

Chairman Wagner called the public hearing to order at 6:00 pm.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the following proposed amendments to the Town's Comprehensive Land Use Plan:

Change the future land use designation of the following parcels owned by Carolyn Victor Land Conservancy, Inc.:

- Parcel #T20-16-18-29-14-002-00 (5.00 acres) from Single Family to Woodland;
- Parcel #T20-16-18-29-14-005-00 (30.14 acres) retain the Woodland;
- Parcel #T20-16-18-29-03-003-00 (28.30 acres) from Proposed Rural Residential and Proposed Single Family to Woodland; and
- Parcel #T20-16-18-29-08-003-00 (0.84 acres) from Proposed Rural Residential to Woodland.

The Plan Commission heard the following comments regarding proposed amendments:

- Steve Victor, representing Carolyn Victor Land Conservancy, LLC, presented the background for the request:
 - His wife owns the property. She's wanted to own Ledge property for over 40 years.
 - The family intends to keep the land in conservancy in-perpetuity.
 - The land will be used for private study. They are hoping to host study sessions for college students for scientific and educational purposes.
 - The land has a pond, flowing stream, lots of interesting plants and active coyote dens.
 - The land contains about ¼ mile of Ledge.
 - Their daughter Liz is a geologist.
 - They've formed a 5013c, non-profit corporation. Contributions are tax deductible.
 - They are working with Glacier Lakes Conservancy. If in the future, the Carolyn Victor Conservancy, LLC, dissolves, the land will transfer to the Glacier Lake Conservancy.
 - The land is not planned to be open to the public initially due to liability concerns. There will be probably invitation only opportunities for guided tours.
 - The Conservancy will develop a Management Plan.
 - The house has been demolished with no intent to rebuild. The Articles of Incorporation specify that the property is never to be used for a residence. A 16x16 garage with a patio has been built at the location of the former house.
 - The property is currently zoned Single-Family Residential with Public Sewer (R-1). The assessment on the property is anticipated to decrease due to the removal of the house.
- An unidentified neighbor expressed support of the amendment.
- No one spoke in opposition.

Seeing no further comments or questions, motion by Tim Simon, second by Bill Spieker, to recommend the Town Board amend the Comprehensive Plan by changing the future land use designation of the following parcels owned by Carolyn Victor Land Conservancy, Inc.:

- Parcel #T20-16-18-29-14-002-00 (5.00 acres) from Single Family to Woodland;
- Parcel #T20-16-18-29-14-005-00 (30.14 acres) retain the Woodland;
- Parcel #T20-16-18-29-03-003-00 (28.30 acres) from Proposed Rural Residential and Proposed Single Family to Woodland; and
- Parcel #T20-16-18-29-08-003-00 (0.84 acres) from Proposed Rural Residential to Woodland.

Motion carried (6-1). Nay-Joan Simon.

Motion by Joe Thome, second by Leon Schneider, to adjourn at 6:13 p.m. Motion carried (7-0).

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
CAROLYN VICTOR LAND CONSERVANCY, INC
REZONE
THURSDAY, MAY 26th, 2016
6:15 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, Bud Sabel, Leon Schneider, Joan Simon, Tim Simon, Bill Spieker and Joe Thome. Also present: Secretary Brenda Schneider.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands from Single-Family Residential with Public Sewer (R-1) or General Agriculture District (A-2) to Conservancy District (C-1):

- Parcel 1-Section 29, part of the NW ¼ of the SE ¼, 5.00 acres, from Single-Family with Public Sewer District (R-1) to Conservancy District (C-1);
- Parcel 2-Section 29, Lot 1 of CSM#4171-23-90, located in the SE ¼ of the NE ¼, 30.140 acres, from Single-Family with Public Sewer District (R-1) to Conservancy District (C-1);
- Parcel 3-Section 29, part of the SW ¼ of the NE ¼, 28.30 acres, from General Agriculture District (A-2) to Conservancy District (C-1); and
- Parcel 4-Section 29, part of the SE ¼ of the NW ¼, 0.84 acres, from General Agriculture District (A-2) to Conservancy District (C-1).

The Chairman Wagner called the public hearing to order at 6:15 pm.

Steve Victor, representing Carolyn Victor Conservancy, Inc., informed the Plan Commission members of the following (reprinted from the immediately preceding public hearing regarding amendments to the Comprehensive Plan):

- The family intends to keep the land in conservancy in-perpetuity.
- The land will be used for private study. They are hoping to host study sessions for college students for scientific and educational purposes.
- The land has a pond, flowing stream, lots of interesting plants and active coyote dens.
- The land contains about ¼ mile of Ledge.
- They've formed a 5013c, non-profit corporation. Contributions are tax deductible.
- They are working with Glacier Lakes Conservancy. If in the future, the Carolyn Victor Conservancy, LLC, dissolves, the land will transfer to the Glacier Lake Conservancy.
- The land is not planned to be open to the public initially due to liability concerns. There will be probably invitation only opportunities for guided tours.
- The Conservancy will develop a Management Plan.
- The Town has a limited amount of conservancy land. He noted Kiekhaefer Park, the gun club and the Spies land.

It was noted that the request complies with the amended Comprehensive Plan and meets the Plan's goals and objectives by preserving the escarpment.

Seeing no further comments or questions, motion by John Wagner, second by Leon Schneider, to recommend the Town Board approve the request of the Carolyn Victor Conservancy, Inc., by rezoning the following parcels to Conservancy District (C-1):

- Parcel 1-Section 29, part of the NW ¼ of the SE ¼, 5.00 acres, from Single-Family with Public Sewer District (R-1) to Conservancy District (C-1);
- Parcel 2-Section 29, Lot 1 of CSM#4171-23-90, located in the SE ¼ of the NE ¼, 30.140 acres, from Single-Family with Public Sewer District (R-1) to Conservancy District (C-1);

- Parcel 3-Section 29, part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 28.30 acres, from General Agriculture District (A-2) to Conservancy District (C-1); and
- Parcel 4-Section 29, part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 0.84 acres, from General Agriculture District (A-2) to Conservancy District (C-1).

Motion carried (6-1). Nay-Joan Simon.

Motion by Leon Schneider, second by Bud Sabel, to adjourn at 6:19 p.m. Motion carried (7-0).

Attest



Brenda A. Schneider

Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENTS
7TZ FARM GIRL, LLC
THURSDAY, MAY 26, 2016
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, Bud Sabel, Leon Schneider, Joan Simon, Tim Simon, Bill Spieker and Joe Thome. Also present: Secretary Brenda Schneider.

Chairman Wagner called the public hearing to order at 6:30 pm.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the following proposed amendments to the Town's Comprehensive Land Use Plan:

Change the future land use designation of the following parcels owned by 7TZ Farm Girl, LLC, from Proposed Transitional Residential to Agriculture:

- Parcel #T20-16-18-28-03-001-00, located in the SW ¼ of the NE ¼ of Section 28 (40.00 acres);
- Parcel #T20-16-18-28-02-001-00, NW ¼ of the NE ¼ of Section 28 (25.40 acres); and,
- Parcel #T20-16-18-28-01-001-00, NE ¼ of the NE ¼ of Section 28 (22.16 acres).

Katherine Diederich, representing 7TZ Farm Girl, LLC, presented the following:

- She grew up on a farm and always liked animals and farming.
- She purchased the former Buechel farm with the intent of bringing farm-life back to the farm.
- Exclusive Ag (A-1) is the only option to have over 5 animal units. They intend to have 10 livestock units. They currently have twenty chickens.
- A-1 has no animal restrictions or inconsistencies with lot size. Their objective is creating a 2.5 acre lot containing the structures with a 100' setback around the barn.
- A component of the Comprehensive Plan is to preserve agriculture.
- She is open to the Comp Plan amendment to the farm site only, if preferred.
- There are three contiguous parcels.

Ed Braun, Chairman of the Comprehensive Planning Committee, stated the following:

- The property was changed to Agriculture Transitional (A-T) in 1998 due to anticipated residential growth and infill.
- The land is currently used for agricultural purposes.
- The Town's agricultural preservation area is designated to the east.
- Switching the future land use designation for the property opens the possibility of multiple livestock units.

Rebecca Ries, member of the Comprehensive Planning Committee, made the following statements:

- The Town conducted multiple hearings on the Plan.
- A-2 land can still be used as a farm, subject to one livestock unit per acre. It was noted that the owner could have more than 80 animal units.

Kathy Diederich stated she would not be opposed to amending the future land use designation of only the southern 40-acre parcel along McCabe Road.

Rebecca Ries added the following statements:

- The Board needs to be aware that A-1 would open the potential of the owners of several other parcels pursuing a change in order to take advantage of the tax credit.
- The purpose and intent of the transition area is the anticipation of growth into residential.
- The impacts of intensive farming near residential areas needs to be considered.

An unidentified Ann Randall Drive property owner commented that they bought their property because there's never going to be houses behind their home.

Neal Nett, member of the Comprehensive Planning Committee, presented the following statements:

- He owns property on the south and north end of subject properties.
- He is opposed to the request.
- He thinks highly of the Diederiches.
- He is totally on on-board with farming; however, the type of zoning they are seeking would allow up to 1,000 livestock units.
- The current zoning allows for farming to continue.
- It would bring him great joy to see animals on the farm again but not to the degree possible.
- Commission members need to look at the broader good.
- An intense farming operation would not be a good fit for this property.
- The Comprehensive Plan was developed over several years, multiple meetings and hundreds of hours of time. Early in the process, a public hearing was held in which the attendees actively participated in mapping exercises. All attendees were asked to map the future growth of the Town. The Majority Opinion Map, contained in the Plan, was compiled as a result of this exercise. The subject land is within the single-family housing area.

In response to Mr. Nett's comments, Kathy Diederich inquired about a Conditional Use Permit for animals on the 40-acre parcel.

Joe Thome, Plan Commission and Comprehensive Planning Committee member, presented the following comments:

- The Committee spent 2.5 years developing the Comprehensive Plan.
- He has no problem with animals on the subject property.
- The subject land was Ag-Transitional prior to the current Comprehensive Plan.
- The Committee had to go thru every parcel and had to account for residential infill.
- The Town's Zoning Map had to be sent to the State for approval. The State has certified it.
- He purchased land on Cty UU knowing he couldn't put it in A-1 and that he therefore could not get the tax credits. He accepted the concept of the A-2 within the anticipated residential growth area. If this amendment is approved, he wants his 150 acres changed to A-1. If the Town changes the subject land, and other lands, the Town could lose their certification. If the Town loses their certification, all A-1 landowners will lose their tax credits.

Kathy Diederich responded that she called the State. She was told the following:

- It is possible to rezone land from A-2 to A-1.
- The Town would need to alert Fond du Lac County to amend their map.
- 80% of the Town would need to be in A-1.
- The County would have to notify the State.
- She didn't know if the County would trump it.
- She asked how we get to a little farm with 10 animals and some chickens?

Jerry Guelig added that he also sat on the Comprehensive Planning Committee. He stated that Jeff Sanders, the Town's Consultant, stated several times that changes can be made to the Plan.

Kathy Diederich's additional statements:

- The intent is not to create a 5-acre lot.
- She's been planning since last October for a lot around 3 acres.
- She wants to keep as much in farmland as possible
- Her goal is to get her current Certified Survey Map for a 2.5 acre lot approved and have five animals.
- If going to A-1 jeopardizes the Town's farmland preservation program; she doesn't want to do it.
- She wants to leave the meeting with direction as to how to proceed.
- She inquired regarding the possibility of rezoning to Single-Family Residential without Public Sewer and to go for a Conditional Use Permit for animals.
- She then inquired that if the rezone is denied from A-2 to A-1, would the Plan Commission support a Board of Appeals variance for a substandard lot and increased number of livestock units.

Bill Spieker asked if the neighbors in attendance would object to an increase in the number of allowable animal units. Neal Nett voice support but could not speak on behalf of the other neighbors.

Kathy Diederich commented that she had contacted an attorney. She relayed that going from A-2 to A-1 is most restrictive from a notice perspective. The attorney believed the Plan Commission could make an alternate recommendation. Ed Braun responded that it would be better to compromise than to jeopardize the Comprehensive Plan.

Seeing no further comments or questions, motion by Leon Schneider, second by Joan Simon, to recommend the Town Board deny the amendment to the Comprehensive Plan, noting support for the approval of a variance by the Board of Appeals for 20 livestock units on the 2.5 acre proposed lot. Motion carried (7-0).

Motion by Joe Thome, second by Bud Sabel, to adjourn at 7:20 p.m. Motion carried (7-0).

Plan Commission

May 26, 2016

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Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
7TZ FARM GIRL, LLC
REZONE
THURSDAY, MAY 26th, 2016
6:45 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, Bud Sabel, Leon Schneider, Joan Simon, Tim Simon, Bill Spieker and Joe Thome. Also present: Secretary Brenda Schneider.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands from General Agriculture District (A-2) to Exclusive Agriculture/Farmland Preservation District (A-1):

- Parcel 1-T20-16-18-28-03-001-00, Section 28, part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, 40.00 acres;
- Parcel 2-T20-16-18-28-02-001-00, Section 28, part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, 25.40 acres; and
- Parcel 3-T20-16-18-28-01-001-00, Section 28, part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, 22.16 acres.

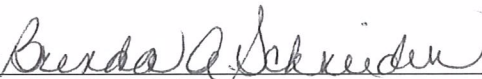
The parcels are contiguous and are located at W3875 McCabe Road.

The Chairman Wagner called the public hearing to order at 7:31 pm.

Chairman Wagner noted that the rezone request does not comply with the Comprehensive Plan.

Motion by Joe Thome, second by Bud Sabel, to recommend the Town Board deny the request to rezone the above noted lands from General Agriculture (A-2) to Exclusive Agriculture (A-1). Motion carried (7-0).

Motion by Bill Spieker, second by Bud Sabel, to adjourn at 7:32 p.m. Motion carried (7-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
CYRIL H. & MARY ATHLEEN SIMON
REZONE
WEDNESDAY, AUGUST 3rd, 2016
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, Bud Sabel, Leon Schneider, Joan Simon, Bill Spieker and Joe Thome.
Also present: Secretary Brenda Schneider. Recused: Tim Simon.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described lands from General Agriculture (A-2) to Single-Family Residential with Public Sewer (R-1):

- Section 21, the north half of the NE ¼ of the NE ¼, excluding CSM#3308-18-31 and excluding V1217-867 (V444-56), 18.810 acres.

Chairman Wagner called the public hearing to order at 7:00 pm.

Tim Simon, representing Cyril H. & Mary Athleen Simon, informed the Plan Commission members of the following:

- The property is located at W3748 Silica Road.
- Simon is requesting the rezone of the entire parcel.
- Six lateral stubs were installed, per the owner's request, along the property line during the initial sewer construction several years ago. All six laterals are along Silica Road; three to the west of the existing home and three to the east of the home.
- The initial plan is to build a new home for Cyril & Mary Athleen Simon to the east of their existing home.
- Simon also plans to initially sell one lot the west of the house. The remainder of the land is planned to be developed some time after five years. The County Subdivision Ordinance limits development via Certified Survey Map to four lots in five years. It was noted that the existing home site would count as one lot.

It was noted that the request complies with the Comprehensive Plan.

Seeing no further comments or questions, motion by Joe Thome, second by Bill Spieker, to recommend the Town Board approve the request of Cyril H. & Mary Athleen Simon, Inc., to rezone the following parcel to from General Agriculture (A-2) to Single-Family Residential with Public Sewer (R-1):

- Section 21, the north half of the NE ¼ of the NE ¼, excluding CSM#3308-18-31 and excluding V1217-867 (V444-56), 18.810 acres.

Motion carried (6-0).

Motion by Bud Sabel, second by Joe Thome, to adjourn at 7:03 p.m. Motion carried (6-0).

Attest Brenda A. Schneider
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
REDTAIL RIDGE DAIRY, LLC
MONDAY, MARCH 13, 2017
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Tim Simon and Secretary Brenda Schneider. Absent: Bill Spieker. Excused: Joe Thome.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described land:

Part of the Northwest Quarter of the Southwest Quarter of Section 26, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin, Lot 1, Certified Survey Map #8141, consisting of 5.308 acres.

The land is located at N7843 Tower Road.

Chairman Wagner called the public hearing to order at 6:01 pm.

Redtail requests a rezone from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2).

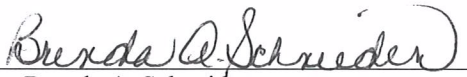
Joe Thome's testimony was as follows:

- They purchased the Ray Ditter property.
- The 5.308 acres was split off by certified survey map. The lot includes the house and most of the woods.
- They intend to keep the farmland and sell the lot to their daughter and son-in-law.
- The rezone is needed due to the planned change in ownership.

It was noted that the request complies with the Comprehensive Plan and the Zoning Code.

Seeing no further comments or questions, motion by Bud Sabel, second by Joan Simon, to recommend the Town Board approve the request of Redtail Ridge Dairy, LLC, to rezone land noted above, from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2). Motion carried (5-0).

Motion by Tim Simon, second by Bud Sabel, to adjourn at 6:09 p.m. Motion carried (5-0).

Attest 
Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
BILL MATHES
MONDAY, MARCH 13, 2017
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Tim Simon, Joe Thome and Secretary Brenda Schneider.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described land:

Part of the Northeast Quarter of the Northwest Quarter of Section 3, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin, Lot 1, Certified Survey Map #1792-10-31, consisting of 1.29 acres.

The land is located adjacent to W3557 Cody Road.

Chairman Wagner called the public hearing to order at 6:31 pm.

Bill Mathes presented the following testimony:

- H requests a rezone from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2).
- He purchased the land in 1978.
- When he bought the lot, a house could have been built on it. The lot is far too small to qualify for a non-farm residence under the A-1 zoning district.
- It is unknown how or when it was created. One must assume that the lot complied with the zoning ordinance in effect at that time it was created.
- It was assumed that the zoning of the lot was changed to A-1 during 2009 Comprehensive Plan process.

Joe Thome spoke to County Planner Sam Tobias. Sam indicated that the lot would be grand-fathered in reference to minimum lot size and would need to be rezoned for home construction purposes.

David Lauber, the next door neighbor spoke in support of the rezone.

It was noted that the request complies with the Comprehensive Plan.

Seeing no further comments or questions, motion by John Wagner, second by Leon Schneider, to recommend the Town Board approve the request of Bill Mathes to rezone the land noted above, from Exclusive Agriculture/Farmland Preservation (A-1) to General Agriculture (A-2). Motion carried (7-0).

Motion by Bud Sabel, second by Joe Thome, to adjourn at 6:37 p.m. Motion carried (7-0).

Attest



Brenda A. Schneider
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
DALLAS J DIENER
MONDAY, MAY 8, 2017
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, William Spieker, Bud Sabel, Joan Simon, Leon Schneider, Joe Thome and Tim Simon. Also present: Secretary Kristin Marcoe.

The purpose of the public hearing was to make a recommendation to the Town Board for the purpose of making a recommendation to the Town Board on the petition of Dallas J. Diener to rezone the following described property from Single-Family Residential District without Public Sewer (R-2) to Single-Family Residential District with Public Sewer (R-1):

Property Description:

A part of the SE 1/4 of the SE 1/4, Section 20, T. 16N.-R18E, Town of Taycheedah, Fond du Lac County, Wisconsin, and being more particularly describe as follows:

Commencing at the SE corner of the SE 1/4, said Section 20: thence North 01°-25'-31" West along the East line of the SE 1/4, said Section 20, 519.95 feet to the point of beginning; thence North 06°-19'-29" West, 296.30 feet; thence South 77°-38'-00" West, 505.45 feet; thence North 03°-16'-00" East, 620.98 feet; thence South 89°-49'-16" East along the North line of the SE 1/4 of the SE 1/4, said Section 20, 470.96 feet to a point on the East line of the SE 1/4, Section 20; thence South 01°-25'-31" East along the East line of the SE 1/4, Said Section 20, 504.94 feet; thence North 89°-06'-03" East, 878.74 feet; thence South 17°-22'-31" West, 230.00 feet; thence South 83°-18'-05" West, 808.00 feet to the point of beginning and containing 11.436 acres (498,150 Sq. Ft.) more or less.

The property abuts Lakeview Road.

Chairman Wagner called the public hearing to order at 6:00pm.

Jeffrey Butzke of Compass Surveying distributed a "Rezoning Exhibit" that illustrates the current parcel and definitions and he also distributed a certified survey map (CSM), which illustrates the proposed redefined parcels. Mr. Butzke then verbally communicated the following information:

Dallas Diener currently owns three properties; one zoned R-1 (existing residence T20-16-18-21-11-003-00) and two contiguous properties: one south of his existing house (T20-16-18-21-11-004-00) and one west of his existing house (T20-16-18-20-16-003-00) and both are currently zoned R-2. The CSM he provided illustrated to the board a proposed land division creating three new lots and slightly changing the property lines. The CSM also illustrated how the three newly created parcels would all have road access to Lakeview Road. Current zoning ordinances state that dual zoning on a single lot is prohibited.

John Rickert, a member of the Taycheedah Sanitary District #3 Sewer Commission, distributed a letter. One of the three properties owned by Mr. Diener is within the sanitary district but is currently not serviced. Mr. Rickert informed those in attendance the sanitary district has the capacity to service all three parcels and supports the reconfiguration and rezoning of the two parcels from R-2 to R-1. A lift station would be needed if and when housing is developed on the two parcels and the developer would incur the costs of a lift station.

Tim Simon questioned Lot 1 having public sewer. Dallas' existing residence is on a portion of Lot 2, zoned R-1 but has private sanitary. This was zoned R-1 and grandfathered in when owned by Father Wally. Mr. Butzke mentioned multiple lots in the area are currently zoned R-1 and are without public sewer. A sewer main can be accessed from of Lot 1 and was paid for by the previous owner.

Jamie Fiebig showed concern on how the rezoning will affect his property. Mr. Fiebig's property (T20-16-18-21-11-013-00) is north of Diener's existing residence. Tim Schultz's property (T20-16-18-21-11-014-00) is also north of Diener's and East of Fiebig's. These taxpayers inquired if their residence will be required to hook up to public sewer. Mr. Rickert advised the Plan Commission Members how a typical waiver is written. If septic systems fail or if public sewer is available, residences are required to hook up to public sewer within a noted timeline within the waiver. Each waivers verbiage may be written differently depending on the circumstances.

William Spieker asked if the sewer comes through would additional money be owed for hook-up. That would be a question for the lawyer. Mr. Butzke mentioned he had discussions with the past town chairman regarding this and stated the rezoning should not be a problem. If the rezoning of the lot 1 and 3 of the CSM is approved it is anticipated these lots will remain vacant. If future building on either of these lots occur a meeting with the sanitary district and developers would be required.

Another inquiry regarding a new house that was just built north of proposed lot 2 with traditional sewer. If the Board decides to change the current lots from R-2 to R-1, how will that impact the new house? Mr. Rickert informed the Plan Commission that the Taycheedah Sanitary District #3 minutes document that when this building permit was approved, if sanitary sewer was developed to the area, all

residences would have to hook-up. Mr. Diener added that he currently has no intentions of developing the lots. The only reason he is asking for this reconfiguration and rezone is he wants to sell his current residence with 10 acres of land and has no plans on developing any of the land. Additionally two existing parcels are land-locked. This new configuration will afford road access to each parcel. At this time he wants to sell his existing house which will not affect any of the neighbors.

Tim Simon asked why not change Lot 2 to R-2 since everyone in the area has private sanitary sewers. Mr. Butzke informed him it is harder to rezone from R-1 to R-2 and there are multiple properties in the area zoned R-1 with private sewers with particular reference to new construction on the corner of Lakeview Rd. and Silica Rd.

Another inquiry was made regarding the sale of the existing Diener house; would that give the new buyer an opportunity to subdivide the 10 acres to build another house. The answer is "no" due to the fact that new Lot 2 currently has the minimum frontage required. To have additional lots created they would need additional frontage which is not possible.

A motion was made by Joe Thome to rezone the proposed lot 2 and lot 3 from R-2 to R-1. Second by Joan Simon. Motion carried (6-1). Nay – William Spieker.

Adjournment:

Motion by Bud Sabel, second by William Spieker, to adjourn at 6:35pm. Motion carried (7-0)

Attest


Kristin A. Marcoe

Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
DANIEL & DAVID BERTRAM
MONDAY, MAY 8, 2017
5:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Chairman John Wagner, William Spieker, Bud Sabel, Joan Simon, Leon Schneider, Joe Thome and Tim Simon. Also present: Secretary Kristin Marcoe.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the rezoning of the following described property from Single-Family Residential District with Public Sewer (R-1) to Two-Family Residential District with Public Sewer (R-3):

Described Property:

A part of the SW 1/4 of the SW 1/4, Section 15, T. 16N.-R18E, Town of Taycheedah, Fond du Lac County, Wisconsin, and being more particularly described as follows:

Commencing 350' North of the SW corner; thence east 200' North to the SE corner of lands described in V1423-460; thence West 200'; thence South to the point of beginning (V1260-110), containing .96 acres, more or less.

The property abuts County Road QQ.

Chairman Wagner called the public hearing to order at 5:30pm.

Todd Bertram informed the Plan Commission members of the following:

- Property is between Silica Tavern and John and Jean Schneider's property
- Currently a vacant farm field
- He is interested in buying the property and having a side-by-side duplex constructed on the land
- There would be approximately 30' on each side of the duplex

Neighbors were notified of the plan and additional discussions included:

- One neighbor present spoke against the duplex construction and questioned the size of the lot required for the R-3 classification.
- Joe Thome discussed with Sam Tobias and shared the following: 1 acre is needed for an R-3 zoning. This property is .04 acres short and has been a lot for a very long time. The Bertram's straightened out the back lot line which increased the lot from a .86 acre to its current .96 acre.

- Questioned the chance of children possibly living in duplex located next to a tavern. Noted the tenants will be aware a tavern is next door and is their choice to live within that proximity.

There are very few multi-family units in our area. The current units are on less than 1 acre lots.

It was noted that the lot being short by 17' will be accepted by grandfathering to comply with the Comprehensive Plan.

Seeing no further comments or questions, motion by William Spieker, second by Bud Sabel, to recommend the Town Board approve the request the rezoning of the following described property from Single-Family Residential District with Public Sewer (R-1) to Two-Family Residential District with Public Sewer (R-3):

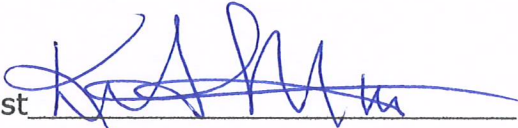
Described Property:

A part of the SW 1/4 of the SW 1/4, Section 15, T. 16N.-R18E, Town of Taycheedah, Fond du Lac County, Wisconsin, and being more particularly described as follows:

Commencing 350' North of the SW corner; thence east 200' North to the SE corner of lands described in V1423-460; thence West 200'; thence South to the point of beginning (V1260-110), containing .96 acres, more or less. Motion carried (7-0).

Motion by Bud Sabel, second by Leo Schneider, to adjourn at 5:44 pm. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary