

Amendment #13

**PLAN COMMISSION
PUBLIC HEARING
ZONING CODE KENNEL LICENSURE ORDINANCE
MONDAY, FEBRUARY 12, 2018
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present: Joe Thome, Leon Schneider, Joan Simon, and Bud Sabel. Also present: Secretary Kristin Marcoe. John Wagner and Bill Spieker were absent.

The purpose of the public hearing was to make a recommendation to the Town Board regarding amendments to the Zoning Code Kennel License Ordinance.

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

The proposed revisions were as follows:

Section 13-1-42(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-43(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-44(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-45(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-46(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-47(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-48(d)2 is amended to read:

Occupancy. Residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-21(4) is created to read:

Occupancy. Unless otherwise provided elsewhere in this Ordinance, residential occupancy per dwelling unit shall be limited to one (1) family. All residences are limited to three (3) dogs and four (4) cats.

Section 13-1-8(b) 69.1 is created to read:

Dog Kennel. A place where dogs are boarded for a fee on a recurrent basis, or any place where more than three adult dogs and four cats are kept for any purpose.

Section 13-1-52(d)10 is created to read:

Dog Kennels.


All other provisions of the Town of Taycheedah Zoning Code shall remain in full force and effect.

There was a brief discussion regarding the number of animals allowed per residence.

Leon Schneider motioned to recommend the Town Board approve the amendments to the ordinance, second by Bud Sabel. Motion carried (3-1-2 absent).

Bud Sabel motioned to adjourn at 6:10 p.m., second by Leon Schneider. Motion carried (4-0).

Attest:


Kristin A. Marcoe
Plan Commission Secretary

TOWN OF TAYCHEEDAH

Fond du Lac County, Wisconsin

**NOTICE OF AMENDMENT
KENNEL LICENSE ORDINANCE TITLE 13
ZONING CODE**

PLEASE TAKE NOTICE that on February 12, 2018, the Town of Taycheedah, Fond du Lac County, Wisconsin, amended its Kennel License, found in Title 13 of the Town of Taycheedah Code of Ordinances.

The amendment consists of modifying the existing allowable number of dogs and cats in the residential districts to three (3) dogs and four (4) cats. Newly created sections identify the allowable number of dogs and cats in a non-residential district to three (3) dogs and four (4) cats, "kennel" added to the list of definitions and to the list of conditional uses.

PLEASE TAKE FURTHER NOTICE that the ordinance includes penalties and forfeitures for violations of its various provisions.

Interested parties may view a copy of the ordinance by contacting Kris Marcoe, Town Clerk 920-921-5224, to set up a time to view the ordinance at the Town Hall, W4295 Kiekhaefer Parkway, Fond du Lac, Wisconsin.

Dated this 16th day of February, 2018.

Kris Marcoe
Clerk, Town of Taycheedah

**PLAN COMMISSION
PUBLIC HEARING
JASON GUELIG
WEDNESDAY, JULY 18, 2018
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Amendment
#113

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Assessor Jeff Sanders and 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 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 consisting of approximately 6.217 acres.

The property is located at W2961 Cody Road.

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

Jason Guelig presented the following testimony:

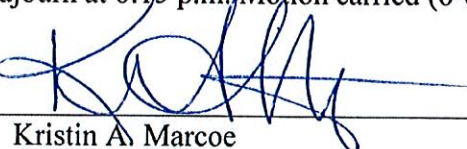
- He requests a rezone from General Agriculture (A-2) to Single Family Residential without Public Sewer (R-2).
- The total lot is 6.217 acres
- When he purchased the land from Lynn Birschbach it was added to his existing lot (residence) and recorded as one lot. He would like to split the lot and build a house on the vacant field which is approximately 3.287 acres.
- He will sell his current home and buildings which is on approximately 2.93 acres.
- The driveway to the new residence will be placed on top of the hill.
- None of the land will be subdivided

Jeff Sanders briefly discussed land division scenarios of splitting the lot at the straight 40 vs splitting along the creek bed located on the parcel.

Seeing no further comments or questions, motion by Joan Simon, second by Bud Sabel, to recommend the Town Board approve the request of Jason Guelig to rezone the land noted above, from General Agriculture (A-2) to Single Family Residential without Public Sewer (R-2). Motion carried (6-0).

Motion by Bill Spieker, second by Joe Thome, to adjourn at 6:15 p.m., Motion carried (6-0).

Attest


Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
ZONING CODE AMENDMENTS
WEDNESDAY, JULY 18, 2018
6:00 P.M.**

AMENDMENT #14

TAYCHEEDAH TOWN HALL

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Léon Schneider, Bill Spieker, Joe Thome, Assessor Jeff Sanders and Secretary Kristin Marcoe.

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 13-1-23** **Site Regulations**
 Subsection (k)(1) **Height and Yard Exceptions**
 Consider changing the word "churches" to "places of worship."
2. **Section 13-1-42** **R-1 Single-Family Residential District with Public Sewer**
 Subsection (b)(8) **Permitted Uses**
 Consider changing spelling of the word "incident" to "incidental."
3. **Section 13-1-42** **R-1 Single-Family Residential District with Public Sewer**
 Subsection (c)(4) **Conditional Uses**
 Consider changing the word "churches" to "places of worship."
4. **Section 13-1-42** **R-1 Single-Family Residential District with Public Sewer**
 Subsection (c)(7) **Conditional Uses**
 Consider eliminating
5. **Section 13-1-42** **R-1 Single-Family Residential District with Public Sewer**
 Subsection (c)(8) **Conditional Uses**
 Consider eliminating
6. **Section 13-1-44** **R-3 Two-Family Residential District with Public Sewer**
 Subsection (b)(8) **Permitted Uses**
 Consider changing spelling of the word "incident" to "incidental."
7. **Section 13-1-44** **R-3 Two-Family Residential District with Public Sewer**
 Subsection (c)(4) **Conditional Uses**
 Consider changing the word "churches" to "places of worship."
8. **Section 13-1-46** **R-5 Single-Family and Two-Family Residential District with Public Sewer**
 Subsection (c)(4) **Conditional Uses**
 Consider changing the word "churches" to "places of worship."
9. **Section 13-1-47** **R-6 Single-Family and Two-Family Residential District without Public Sewer**
 Subsection (b)(8) **Permitted Uses**
 Consider changing to "Two Family dwellings."
10. **Section 13-1-47** **R-6 Single-Family and Two-Family Residential District without Public Sewer**
 Subsection (b)(9) **Permitted Uses**
 Consider adding "Uses customarily incidental to any of the above uses, provided that no such uses generates traffic or noise that would create public or private nuisances."
11. **Section 13-1-47** **R-6 Single-Family and Two-Family Residential District without Public Sewer**
 Subsection (c)(4) **Conditional Uses**
 Consider changing the word "churches" to "places of worship."
12. **Section 13-1-47** **R-6 Single-Family and Two-Family Residential District without Public Sewer**
 Subsection (c)(6) **Conditional Uses**
 Consider eliminating
13. **Section 13-1-47** **R-6 Single-Family and Two-Family Residential District without Public Sewer**
 Subsection (c)(7) **Conditional Uses**
 Consider eliminating
14. **Section 13-1-50** **MFR Multiple-Family Residential District**
 Subsection (b)(3) **Permitted Uses**
 Consider adding "Professional home offices."

15. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (b)(4) Permitted Uses
Consider adding "Home occupations."
16. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(2) Conditional Uses
Consider eliminating
17. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(5) Conditional Uses
Consider changing the word "churches" to "places of worship."
18. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(6) Conditional Uses
Consider eliminating the words "cultural" "libraries" and "museums."
19. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(7) Conditional Uses
Consider eliminating
20. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(8) Conditional Uses
Consider eliminating
21. Section 13-1-50 MFR Multiple-Family Residential District
Subsection (c)(9) Conditional Uses
Consider eliminating
22. Section 13-1-51 C-1 Conservancy District
Subsection (b)(10) Permitted Uses
Consider adding "Skating rinks."
23. Section 13-1-51 C-1 Conservancy District
Subsection (c)(2) Conditional Uses
Consider eliminating the words "skating rinks."
24. Section 13-1-51 C-1 Conservancy District
Subsection (c)(4) Conditional Uses
Consider adding the words "Nordic ski" in front of trails
25. Section 13-1-51 C-1 Conservancy District
Subsection (c)(6) Conditional Uses
Consider eliminating
26. Section 13-1-51 C-1 Conservancy District
Subsection (c)(10) Conditional Uses
Consider eliminating
27. Section 13-1-51 C-1 Conservancy District
Subsection (c)(14) Conditional Uses
Consider eliminating
28. Section 13-1-53 A-2 General Agricultural District
Subsection (b)(9) Permitted Uses
Consider adding "Animal confinement facilities."
29. Section 13-1-53 A-2 General Agricultural District
Subsection (b)(10) Permitted Uses
Consider adding "Bed and breakfast establishments."
30. Section 13-1-53 A-2 General Agricultural District
Subsection (b)(11) Permitted Uses
Consider adding "Commercial greenhouse, landscape and nursery business."
31. Section 13-1-53 A-2 General Agricultural District
Subsection (b)(12) Permitted Uses
Consider adding "Dog kennels."
32. Section 13-1-53 A-2 General Agricultural District
Subsection (b)(13) Permitted Uses
Consider adding "Duplexes subject to the provisions of 13-1-52 (f) of this Zoning Code."

33. Section 13-1-53 A-2 General Agricultural District
 Subsection (b)(14) Permitted Uses
 Consider adding "Farm machinery repair."
34. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(2) Conditional Uses
 Consider eliminating
35. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(3) Conditional Uses
 Consider eliminating
36. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(4) Conditional Uses
 Consider changing the word "churches" to "places of worship."
37. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(5) Conditional Uses
 Consider eliminating
38. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(6) Conditional Uses
 Consider eliminating
39. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(7) Conditional Uses
 Consider eliminating
40. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(8) Conditional Uses
 Consider eliminating
41. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(10) Conditional Uses
 Consider eliminating the words "community centers, libraries, public emergency shelters, parks and playgrounds."
42. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(18) Conditional Uses
 Consider eliminating
43. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(20) Conditional Uses
 Consider eliminating
44. Section 13-1-53 A-2 General Agricultural District
 Subsection (c)(21) Conditional Uses
 Consider eliminating
45. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (b)(46) Permitted Uses
 Consider changing the word "churches" to "places of worship."
46. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (b)(57) Permitted Uses
 Consider adding "Miscellaneous repair shops and related services."
47. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (b)(58) Permitted Uses
 Consider adding "Establishments engaged in the publishing and printing of newspapers, periodicals or books."
48. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (c) Conditional Uses
 Consider changing spelling of the word "incident" to "incidental."
49. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (c)(1) Conditional Uses
 Consider eliminating
50. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (c)(9) Conditional Uses
 Consider eliminating

51. Section 13-1-54 B-1 Business District with Public Sewer
 Subsection (c)(10) Conditional Uses
 Consider eliminating
52. Section 13-1-55 B-2 Business District without Public Sewer
 Subsection (b)(46) Permitted Uses
 Consider changing the word "churches" to "places of worship."
53. Section 13-1-55 B-2 Business District without Public Sewer
 Subsection (b)(45) Permitted Uses
 Consider adding "Miscellaneous repair shops and related services."
54. Section 13-1-55 B-2 Business District without Public Sewer
 Subsection (c) Conditional Uses
 Consider changing spelling of the word "incident" to "incidental."
55. Section 13-1-55 B-2 Business District without Public Sewer
 Subsection (c)(1) Conditional Uses
 Consider eliminating
56. Section 13-1-56 I-1 Industrial District
 Subsection (b)(2)(a) Permitted Uses
 Consider eliminating
57. Section 13-1-56 I-1 Industrial District
 Subsection (b)(3) Permitted Uses
 Consider replacing with "The outdoor storage of industrial products, machinery, equipment, or other materials, provided that such storage be enclosed by a suitable fence or other manner of screening."
58. Section 13-1-56 I-1 Industrial District
 Subsection (b)(4) Permitted Uses
 Consider adding "Wholesale establishments and warehouses."
59. Section 13-1-56 I-1 Industrial District
 Subsection (b)(5) Permitted Uses
 Consider adding "Building construction contractors."
60. Section 13-1-56 I-1 Industrial District
 Subsection (b)(6) Permitted Uses
 Consider adding "Highway passenger and motor freight transportation."
61. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7) Permitted Uses
 Consider adding "Light industry and service uses."
62. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(a) Permitted Uses
 Consider adding "Automotive repair and body repair."
63. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(b) Permitted Uses
 Consider adding "Automotive upholstery."
64. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(c) Permitted Uses
 Consider adding "Cleaning, pressing, dyeing."
65. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(d) Permitted Uses
 Consider adding "Commercial bakeries."
66. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(e) Permitted Uses
 Consider adding "Commercial greenhouses."
67. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(f) Permitted Uses
 Consider adding "Distributors."
68. Section 13-1-56 I-1 Industrial District
 Subsection (b)(7)(g) Permitted Uses
 Consider adding "Food locker plants."

69. Section 13-1-56 I-1 Industrial District
Subsection (b)(7)(h) Permitted Uses
Consider adding "Printing and publishing."
70. Section 13-1-56 I-1 Industrial District
Subsection (b)(7)(i) Permitted Uses
Consider adding "Trade and contractor's facilities."
71. Section 13-1-56 I-1 Industrial District
Subsection (b)(7)(j) Permitted Uses
Consider adding "Painting services."
72. Section 13-1-56 I-1 Industrial District
Subsection (b)(7)(k) Permitted Uses
Consider adding "Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility."
73. Section 13-1-56 I-1 Industrial District
Subsection (b)(7)(l) Permitted Uses
Consider adding "Recreation vehicle, boat and miscellaneous storage."
74. Section 13-1-56 I-1 Industrial District
Subsection (b)(8) Permitted Uses
Consider adding "Agriculture Related Industry and Service Uses."
75. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(a) Permitted Uses
Consider adding "Production of natural and processed cheese."
76. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(b) Permitted Uses
Consider adding "Production or shortening, table oils, margarine and other edible fats and oils."
77. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(c) Permitted Uses
Consider adding "Production of condensed and evaporated milk."
78. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(d) Permitted Uses
Consider adding "Wet milling of corn."
79. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(e) Permitted Uses
Consider adding "Production of creamery butter."
80. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(f) Permitted Uses
Consider adding "Drying and dehydrating fruits and vegetables."
81. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(g) Permitted Uses
Consider adding "Preparation of feeds for animal and fowl."
82. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(h) Permitted Uses
Consider adding "Pea vineries."
83. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(i) Permitted Uses
Consider adding "Creameries."
84. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(j) Permitted Uses
Consider adding "Production of flour and other grain mill products; blending and preparing of flour."
85. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(k) Permitted Uses
Consider adding "Fluid milk processing."
86. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(l) Permitted Uses
Consider adding "Production of frozen fruits, fruit juices, vegetables and other specialties."

87. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(m) Permitted Uses
Consider adding "Fruit and vegetable sauces and seasoning, and salad dressing preparation."
88. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(n) Permitted Uses
Consider adding "Poultry and small game dressing and packing providing that all operations be conducted within an enclosed building."
89. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(o) Permitted Uses
Consider adding "Production of sausages and other meat products providing that all operations be conducted within an enclosed building."
90. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(p) Permitted Uses
Consider adding "Corn shelling, hay baling and threshing services."
91. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(q) Permitted Uses
Consider adding "Grist mill services."
92. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(r) Permitted Uses
Consider adding "Horticultural services."
93. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(s) Permitted Uses
Consider adding "Canning of fruits, vegetables, preserves jams and jellies."
94. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(t) Permitted Uses
Consider adding "Canning of specialty foods."
95. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(u) Permitted Uses
Consider adding "Grain elevators and bulk storage of feed grains."
96. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(v) Permitted Uses
Consider adding "Fertilizer production, sales, storage, mixing and blending."
97. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(w) Permitted Uses
Consider adding "Sales and maintenance of farm implements and related equipment."
98. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(x) Permitted Uses
Consider adding "Animal hospitals, shelters and kennels."
99. Section 13-1-56 I-1 Industrial District
Subsection (b)(8)(y) Permitted Uses
Consider adding "Veterinarian services."
100. Section 13-1-56 I-1 Industrial District
Subsection (c)(3) Conditional Uses
Consider eliminating
101. Section 13-1-56 I-1 Industrial District
Subsection (c)(4) Conditional Uses
Consider eliminating
102. Section 13-1-56 I-1 Industrial District
Subsection (c)(5) Conditional Uses
Consider eliminating
103. Section 13-1-56 I-1 Industrial District
Subsection (c)(6) Conditional Uses
Consider eliminating
104. Section 13-1-56 I-1 Industrial District
Subsection (c)(7) Conditional Uses
Consider eliminating

105.	Section 13-1-56 Subsection (c)(8) Consider eliminating	I-1 Industrial District Conditional Uses
106.	Section 13-1-56 Subsection (c)(8)(a) Consider eliminating	I-1 Industrial District Conditional Uses
107.	Section 13-1-56 Subsection (c)(8)(b) Consider eliminating	I-1 Industrial District Conditional Uses
108.	Section 13-1-56 Subsection (c)(8)(c) Consider eliminating	I-1 Industrial District Conditional Uses
109.	Section 13-1-56 Subsection (c)(8)(d) Consider eliminating	I-1 Industrial District Conditional Uses
110.	Section 13-1-56 Subsection (c)(8)(e) Consider eliminating	I-1 Industrial District Conditional Uses
111.	Section 13-1-56 Subsection (c)(8)(f) Consider eliminating	I-1 Industrial District Conditional Uses
112.	Section 13-1-56 Subsection (c)(8)(g) Consider eliminating	I-1 Industrial District Conditional Uses
113.	Section 13-1-56 Subsection (c)(8)(h) Consider eliminating	I-1 Industrial District Conditional Uses
114.	Section 13-1-56 Subsection (c)(8)(i) Consider eliminating	I-1 Industrial District Conditional Uses
115.	Section 13-1-56 Subsection (c)(8)(j) Consider eliminating	I-1 Industrial District Conditional Uses
116.	Section 13-1-56 Subsection (c)(8)(k) Consider eliminating	I-1 Industrial District Conditional Uses
117.	Section 13-1-56 Subsection (c)(8)(l) Consider eliminating	I-1 Industrial District Conditional Uses
118.	Section 13-1-56 Subsection (c)(9)(b) Consider changing the word "churches" to "places of worship."	I-1 Industrial District Public Facilities and Uses
119.	Section 13-1-56 Subsection (c)(9)(c) Consider eliminating	I-1 Industrial District Public Facilities and Uses
120.	Section 13-1-56 Subsection (c)(10) Consider eliminating	I-1 Industrial District Agriculture Related Industry and Service Uses
121.	Section 13-1-56 Subsection (c)(10)(a) Consider eliminating	I-1 Industrial District Agriculture Related Industry and Service Uses
122.	Section 13-1-56 Subsection (c)(10)(b) Consider eliminating	I-1 Industrial District Agriculture Related Industry and Service Uses
123.	Section 13-1-56 Subsection (c)(10)(b) Consider eliminating	I-1 Industrial District Agriculture Related Industry and Service Uses

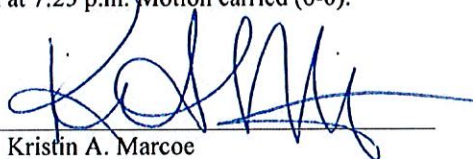
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|---|--|
| 124. Section 13-1-56
Subsection (c)(10)(c)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 125. Section 13-1-56
Subsection (c)(10)(d)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 126. Section 13-1-56
Subsection (c)(10)(e)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 127. Section 13-1-56
Subsection (c)(10)(f)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 128. Section 13-1-56
Subsection (c)(10)(g)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 129. Section 13-1-56
Subsection (c)(10)(h)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 130. Section 13-1-56
Subsection (c)(10)(i)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 131. Section 13-1-56
Subsection (c)(10)(j)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 132. Section 13-1-56
Subsection (c)(10)(k)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 133. Section 13-1-56
Subsection (c)(10)(l)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 134. Section 13-1-56
Subsection (c)(10)(m)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 135. Section 13-1-56
Subsection (c)(10)(n)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 136. Section 13-1-56
Subsection (c)(10)(o)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 137. Section 13-1-56
Subsection (c)(10)(p)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 138. Section 13-1-56
Subsection (c)(10)(q)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 139. Section 13-1-56
Subsection (c)(10)(r)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 140. Section 13-1-56
Subsection (c)(10)(s)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 141. Section 13-1-56
Subsection (c)(10)(t)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |
| 142. Section 13-1-56
Subsection (c)(10)(u)
Consider eliminating | I-1 Industrial District
Agriculture Related Industry and Service Uses |

- 143. Section 13-1-56** **I-1 Industrial District**
 Subsection (c)(10)(v) **Agriculture Related Industry and Service Uses**
 Consider eliminating
- 144. Section 13-1-56** **I-1 Industrial District**
 Subsection (c)(10)(w) **Agriculture Related Industry and Service Uses**
 Consider eliminating
- 145. Section 13-1-56** **I-1 Industrial District**
 Subsection (c)(10)(x) **Agriculture Related Industry and Service Uses**
 Consider eliminating
- 146. Section 13-1-56** **I-1 Industrial District**
 Subsection (c)(10)(y) **Agriculture Related Industry and Service Uses**
 Consider eliminating
- 147. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(2) **Permitted Uses**
 Consider changing to "Two-family dwellings."
- 148. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(3) **Permitted Uses**
 Consider changing to "Manufactured homes, subject to the following requirements:"
- 149. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(4) **Permitted Uses**
 Consider changing to "Public parks, playgrounds"
- 150. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(5) **Permitted Uses**
 Consider changing to "Public and semi-public non-profit institutional uses including places of worship, schools, libraries and uses of a similar nature"
- 151. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(6) **Permitted Uses**
 Consider changing to "Conversion of any existing building to a permitted use"
- 152. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(7) **Permitted Uses**
 Consider changing to "Home occupations, provided that no more than 1 sign, not illuminated and not exceeding 2 square feet in area which refers to the home occupation, is placed on the premises:"
- 153. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(b)(8) **Permitted Uses**
 Consider changing to "Swimming pools, provided that all pools shall maintain a minimum side yard and rear yard clearance of 20 feet from the adjoining property"
- 154. Section 13-1-57** **Overlay Districts**
 Subsection (c)(3)(c)(1) **Conditional Uses**
 Consider eliminating

Motion by Joe Thome, second by John Wagner, to recommend the Town Board amend the above sections. Motion carried (6-0).

Motion by Leon Schneider, second by Bill Spieker, to adjourn at 7:25 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN**

PLAN COMMISSION RECOMMENDATION

RESOLUTION

WHEREAS, the Plan Commission of the Town of Taycheedah, Fond du Lac County, Wisconsin, having met on Monday, October 8th, 2018, to consider making a recommendation to the Town Board regarding changes to the A-2 General Agricultural District lot area from a 5-acre requirement to no less than 3-acres.

1. **Section 13-1-53** **A-2 General Agricultural District**
 Subsection (D)(1)(a) **Area**
 Consider changing Minimum 5-acre to no less than 3-acres.

BE IT RESOLVED that the Plan Commission recommends the Town Board approve the following amendments:

1. **Section 13-1-53** **A-2 General Agricultural District**
 Subsection (D)(1)(a) **Area**
 Consider changing Minimum 5-acre to no less than 3-acres.

Dated this 8th day of October 2018.



Plan Commission Chairman



Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
ZONING CODE AMENDMENT
MONDAY, OCTOBER 8, 2018
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Amendment
15

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and Secretary Kristin Marcoe.

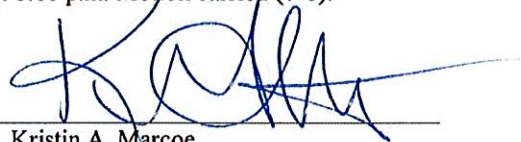
The purpose of the public hearing was to make a recommendation to the Town Board regarding changing the minimum 5-acre requirement to no less than 3-acres. The proposed amendments were as follows:

1. **Section 13-1-53** **A-2 General Agricultural District**
Subsection (D)(1)(a) **Area**
Consider changing Minimum 5-acre to no less than 3-acres.

Motion by Joe Thome, second by Joan Simon, to recommend the Town Board amend the above sections. Motion carried (7-0).

Motion by Joe Thome, second by Brian Costello, to adjourn at 6:10 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING**

**THURSDAY, MARCH 28, 2019
7:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and 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 land:

Part of the Southeast Quarter of the Southwest Quarter of Section 21, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 3.89 acres.

The property is located at W3927 County Road WH.

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

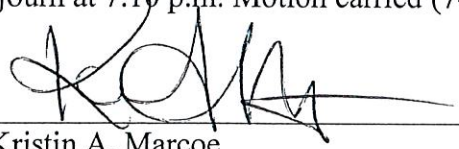
Ron & Jennifer Feyen presented the following testimony:

- They are zoned R-1 Single Family with Public Sewer.
- The total lot is 3.89 acres
- This property was changed to R-1 from General Agriculture (A-2) approximately 20-years ago. The Town and residents were unaware of this change and cannot pinpoint how and when this happened.
- Their request is to change it back to the original General Agriculture (A-2).

Seeing no further comments or questions, motion by Joe Thome, second by Bud Sabel, to recommend the Town Board approve the request of Ron & Jennifer Feyen to rezone the land noted above, from Single Family with Public Sewer (R-1) to General Agriculture (A-2). Motion carried (7-0).

Motion by Bill Spieker, second by Joan Simon, to adjourn at 7:10 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING**

**THURSDAY, MARCH 28, 2019
7:10 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and 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 land:

Part of the Southeast Quarter of the Southwest Quarter of Section 21, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 4.54 acres.

The property is located at W3911 County Road WH.

Chairman Wagner called the public hearing to order at 7:10 pm.

Peter & Susanne Schumacher presented the following testimony:

- They are zoned R-1 Single Family with Public Sewer.
- The total lot is 4.54 acres
- This property was changed to R-1 from General Agriculture (A-2) approximately 20-years ago. The Town and residents were unaware of this change and cannot pinpoint how and when this happened.
- Their request is to change it back to the original General Agriculture (A-2).

Seeing no further comments or questions, motion by Bill Spieker, second by Bud Sabel, to recommend the Town Board approve the request of Peter & Susanne Schumacher to rezone the land noted above, from Single Family with Public Sewer (R-1) to General Agriculture (A-2). Motion carried (7-0).

Motion by Joe Thome, second by Joan Simon, to adjourn at 7:11 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING**

**THURSDAY, MARCH 28, 2019
7:11 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and Secretary Kristin Marcoc.

The purpose of the public hearing was to make a recommendation to the Town Board regarding the Town of Taycheedah Zoning Ordinance to achieve consistency with the Fond du Lac County Shoreland Zoning Ordinance.

Chairman Wagner called the public hearing to order at 7:11 pm.

The following items were discussed:

- Previous discussions/workshops were held
- Shoreland Zoning will be enforced by Fond du Lac County
- R-1 and R-2 will have a few items changed regarding size limitations to be consistent with Fond du Lac County.
- Regardless of the size of the structure the non-permeable surface will remain the same.
- Outlots and setbacks will be consistent with Fond du Lac County

Seeing no further comments or questions, motion by Joan Simon, second by Bud Sabel, to recommend the Town Board approve the request of the Town of Taycheedah Zoning Ordinance to achieve consistency with the Fond du Lac County Shoreland Zoning Ordinance. Motion carried (7-0).

Motion by Joe Thome, second by Bill Spieker, to adjourn at 7:25 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoc
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
MARC and JAMES FETT
MONDAY, NOVEMBER 11, 2019
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Brian Costello, Bill Spieker, Joe Thome and 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 land:

Part of the Northeast Quarter of the Southeast Quarter of Section 19, Town 16 North, Range 18, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 3.76 acres.

The property is located at S19 T16N R18E Deadwood Point Outlot 5

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


The Plan Commission was presented with the required paperwork. The taxpayer was not present during the hearing and the Commission proceed noting the following:

- Requesting a rezone from General Agriculture (A-2) to Single Family Residential with Public Sewer (R-1).
- The total lot is 3.762 acres
- Attendees informed the Plan Commission their concerns with the ditches and the need for final grading.
- Item #4 of the signed statement submitted by Marc Fett states "adequate utilities, access road, drainage and other necessary site improvements have been, or are being, provided." The Commission discussed an approval contingent upon the completion of any improvements. To ensure the completion the Commission discussed requiring Fett to make a deposit. The enforcement and collection of the deposit was left to the Town Board.

Seeing no further comments or questions, motion by Leon Schneider, second by Bill Spieker, to recommend the Town Board approve the request of Marc and James Fett to rezone the land noted above, from General Agriculture (A-2) to Single Family Residential with Public Sewer (R-1) with a contingency to complete the final grading on both sides of Ashberry Avenue. Motion carried (7-0).

Motion by Joan Simon, second by Bud Sabel, to adjourn at 6:25 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 19 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on November 11, 2019 is hereby amended in the manner following:

Section 1. That the classification of lands owned by Marc and James Fett, further described as:

Part of the Northeast Quarter of the Southeast Quarter of Section 19, Town 16 North, Range 18, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 3.76 acres.


The property is located at S19 T16N R18E Deadwood Point Outlot 5

The land being subject to all easements and restrictions of record, has been changed from General Agriculture (A-2) to Single Family Residential with Public Sewer (R-1):


Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted November 11, 2019



Joe Thome, Chairman

Attest:


Kristin A. Marcoe, Clerk

**PLAN COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 14, 2020
6:00 P.M.
TAYCHEEDAH TOWN HALL**

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, December 14, 2020, at 6:00 p.m. at the Town Hall, for the purpose of making a recommendation to the Town Board in regards to the adoption of the amended Comprehensive Plan Ordinance. Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and Secretary Kristin Marcoe.

Chairman Wagner called the public hearing to order at 6:56 pm.

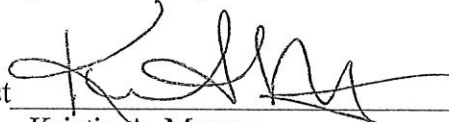
Wisconsin Comprehensive Planning Law (66.1001(2)(i), Wis. Stats.) requires that a comprehensive plan be updated no less than once every ten years. During 2020 the Town of Taycheedah's Comprehensive Plan Committee worked diligently to update the towns plan. Comprehensive planning is an orderly, open approach to determining local needs, goals, and priorities, and developing a guide for action. Planning is a concentrated effort to reach a balance between the natural environment and residential, commercial, industrial, and agricultural development. A plan is a guide for public officials and private citizens to use in making informed decisions that will affect their community. And finally, planning is a process that helps a community prepare for change rather than react to it. The Comprehensive Planning Committee met on Wednesday, September 9, 2020 for the purpose of making a recommendation to the Town Board, followed by an open house for the public to view. The Plan Commission received all paperwork regarding the adoption of the amended Comprehensive Plan Ordinance.

Ed Braun, Comprehensive Plan Committee President was in attendance and briefly explained the process and procedures the committee achieved.

Seeing no further comments or questions, motion by Joe Thome, second by John Wagner, to recommend the Town Board approve the request to adopt the amended Comprehensive Plan Ordinance.
Motion carried (7-0).

Motion by Joe Thome, second by Bill Spieker, to adjourn at 6:58 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 14, 2020
6:00 P.M.
TAYCHEEDAH TOWN HALL**

The Town of Taycheedah Plan Commission conducted a public hearing on Monday, December 14, 2020, at 6:00 p.m. at the Town Hall, for the purpose of making a recommendation to the Town Board regarding the Town's zoning ordinance regarding structures exterior wall height and adherence to specific measurements regarding the wall height, Building Code definitions, clarity and adherence to WI Administrative Codes and a consolidated location for all related fees. Members present were Chairman John Wagner, Bud Sabel, Joan Simon, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello and Secretary Kristin Marcoe.

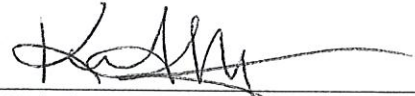
Chairman Wagner called the public hearing to order at 6:14 pm.

- Doug Hoerth, Town of Taycheedah's Building Inspector was in attendance
- Doug asked the Plan Commission to recommend to the Town Board the following:
 - Wall Height of 11'8" to be measured from the average slab or floor height
 - Clean up definitions, clarity to WI Administrative Codes
 - Consolidate fees in one location
 - R-7 Lakeside Single Family Residential District properties do not apply to wall height amendment due to Fond du Lac County Shoreland Zoning.

Seeing no further comments or questions, motion by Dan Calvey, second by Bill Spieker, to recommend the Town Board approve the request to change the wall height and its specific measurements, building code definitions, clarity and adherence to WI Administrative Codes and a consolidate location for all related fees. Motion carried (7-0).

Motion by Bud Sabel, second by Joe Thome, to adjourn at 6:55 p.m. Motion carried (7-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
KEVIN & TINA TREFFERT
MONDAY, JUNE 21, 2021
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Leon Schneider, Bill Spieker, Joe Thome, Brian Costello, Dan Calvey and Secretary Kristin Marcocoe.

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

Parcel:

Part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 2.929 acres.

Easement Portion:

Part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin, 50' running parallel along the South and West lines of the lot consisting of approximately 1 acre.

The property is located at W4014 County Road WH.

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

Kevin and Tina Treffert presented the following testimony:

- To requests a rezone from Business with Public Sewer (B-1) to General Agriculture (A-2).
- The total of the two lots is 3.929 acres
- When they purchased the property, it was zoned Business with Public Sewer (B-1). They currently have two (2) mini donkeys, two (2) mini-horses and four (4) dogs. A kennel license for their dogs was just approved during the June 2021 Town Board meeting.
- They would like to be in compliance with the zoning to include the current animals.
- All animals are fenced-in on the property.

Joe Thome informed everyone a letter was received by a neighbor. They stated Treffert's are good caretakers to the animals and are very caring. The only concern they had was the number of dogs allowed with the kennel license. Tina Treffert confirmed they will not have more than four dogs.

Seeing no further comments or questions, motion by Bill Spieker, second by Brian Costello, to recommend the Town Board approve the request of Kevin & Tina Treffert to rezone the land noted above, from Business with Public Sewer (B-1) to General Agriculture (A-2). Motion carried (6-0).

Motion by Dan Calvey, second by Joe Thome, to adjourn at 6:11 p.m. Motion carried (6-0).

Attest


Kristin A. Marcocoe

Plan Commission Secretary

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 29 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on February 14, 2022, is hereby amended in the manner following:

Section 1. That the classification of lands owned by Jason Guelig, further described as:

Part of the Southeast Quarter of the Southeast Quarter of Section 35, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.94 acres.

The property is located at W2960 Cody Road.

The land being subject to all easements and restrictions of record, has been changed from (A-2) General Agriculture to (I-1) Industrial:

Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted February 14, 2022.

Joe Thome, Chairman

Attest:

Kristin A. Marcoe, Clerk

**PLAN COMMISSION
PUBLIC HEARING**

**MONDAY, FEBRUARY 7TH 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello and 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 land:

Part of the Southeast Quarter of the Southeast Quarter of Section 35, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.94 acres.

The property is located at W2960 Cody Road.

Chairman Thome called the public hearing to order at 6:35 pm.

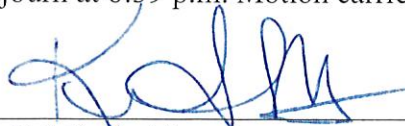
Jason Guelig was present along with Taycheedah Building Inspector Doug Hoerth and presented the following testimony:

- Current zoning is A-2 General Agriculture.
- Jason would like to construct a cold storage building for his equipment
- Doug Hoerth added the property must be rezoned Industrial (I-1) to conform with Guelig's type of business. The property is buffered with trees on the East and West sides. Property to the South is farmland.
- Bud Sabel indicated this land was farmland in the past.

Seeing no further comments or questions, motion by Dan Calvey, second by Leon Schneider, to recommend the Town Board approve the request of Jason Guelig to rezone the land noted above, from General Agriculture (A-2) to Industrial (I-1). Motion carried (6-0).

Motion by Bud Sabel, second by Bill Spieker, to adjourn at 6:39 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN

RESOLUTION

WHEREAS the Plan Commission of the Town of Taycheedah, Fond du Lac County, Wisconsin, having conducted a public hearing on Monday, February 7, 2022, to consider making a recommendation to the Town Board regarding the petition of Jason Guelig to rezone the following described property from A-2 General Agriculture to Industrial I-1.

Part of the Southeast Quarter of the Southeast Quarter of Section 35, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.94 acres.

The property is located at W2960 Cody Road.

WHEREAS, the Plan Commission noted the request complies with the Town's Comprehensive Plan and Zoning Code, and

WHEREAS the Plan Commission resolved to recommend the Town Board approve the request.

NOW THEREFORE BE IT RESOLVED that the Town Board accepts the recommendation of the Plan Commission and approves the rezone as requested.

Dated this 14th day of February 2022.



Joe Thome, Chairman

Attest:



Kristin A. Marcoe, Clerk

**PLAN COMMISSION
PUBLIC HEARING**

**MONDAY, FEBRUARY 7TH 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello and Secretary Kristin Marcoc.

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 & Northeast Quarter of the Southeast Quarter of Section 2, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 19.909 acres.

The Single-Family Residential lot will consist of approximately 1.5 acres. The remaining 18.4 acres will remain A-1 Exclusive Agriculture.

The property is located at N7061 Lap Road

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

William and Laura Engel were present along with Eric Freiberg of ET Surveying. Eric Frieberg presented the following testimony:

- They are zoned A-1 Exclusive Agriculture.
- They would like to take 1.5 acres from the Northwest corner of lot and rezone to R-2 Single Family Residential without Public Sewer.
- The 1.5-acre lot will be sold to another party.
- The remaining 18.4 acres will remain A-1 Exclusive Agriculture
- Chairman Thome informed the attendees he discussed this rezone with Fond du Lac County's Land Information Director Terry Dietzel. Every acre of farmland rezoned you must preserve 30 acres. Terry indicated this would be the last split of Agriculture zoned land for the Engels. Brian Costello inquired if 30 acres were available to preserve and confirmation was received as Engels indicated they had the acreage.

Seeing no further comments or questions, motion by Bill Spieker, second by Bud Sabel, to recommend the Town Board approve the request of William and Laura Engel to rezone approximately 1.5 acres of the land noted above, from Exclusive Agriculture (A-1) to Single Family without Public Sewer (R-2). Motion carried (6-0).

Motion by Leon Schneider, second by Brian Costello, to adjourn at 6:34 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoc
Plan Commission Secretary

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 30 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on February 14, 2022, is hereby amended in the manner following:

Section 1. That the classification of lands owned by William & Laura Engel, further described as:

Part of the Northwest & Northeast Quarter of the Southeast Quarter of Section 2, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 19.909 acres.

The property is located at N7061 Lap Road

The land being subject to all easements and restrictions of record, has been changed as follows: The Single-Family Residential lot will consist of approximately 1.5 acres. The remaining 18.4 acres will remain A-1 Exclusive Agriculture.

Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted February 14, 2022.

Joe Thome, Chairman

Attest:

Kristin A. Marcoe, Clerk

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 31 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on March 14, 2022, is hereby amended in the manner following:

Section 1. That the classification of lands owned by Jonathon and Michelle Birschbach, further described as:

Part of the Southwest Quarter of the Northeast Quarter of Section 26, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 28.4 acres.

The property is located at N7963 Tower Road

The land being subject to all easements and restrictions of record, has been changed as follows:
The General Agriculture (A-2) lot will consist of approximately 3.013 acres. The remaining 25.386 acres will remain A-1 Exclusive Agriculture.

Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted March 14, 2022.

Joe Thome, Chairman

Attest:

Kristin A. Marcoe, Clerk

TOWN OF TAYCHEEDAH

**FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 32 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on March 14, 2022, is hereby amended in the manner following:

Section 1. That the classification of lands owned by Kevin Gratton, further described as:

Part of the Southwest of the Southwest Quarter of Section 31, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately .68 acres.

The property is located at N7351 Winnebago Drive.

The land being subject to all easements and restrictions of record, has been changed from (B-1) Business District to (R-1) Single Family Residential with sewer.

Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted March 14, 2022.

Joe Thome, Chairman

Attest:

Kristin A. Marcoe, Clerk

**PLAN COMMISSION
PUBLIC HEARING**

**MONDAY, JUNE 13TH 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello, and 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 land:

Part of the Southeast Quarter of the Northeast Quarter of Section 8, and a Part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 9 & and a part of the Southwest Quarter of the Northeast Quarter of Section 9, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 36.419 acres.

The property is located on Welling Beach Road off Hwy 151, Fond du Lac.

Chairman Thome called the public hearing to order at 6:33 pm.

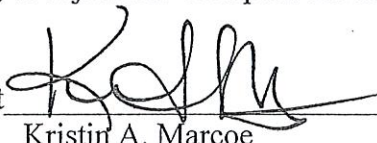
William Laudolff was in attendance along with Eric Freiberg from ET Surveying and presented the following testimony:

- William informed the board he would like to split the current lot into 2 parcels.
- The lot is currently zoned R-7 Lakeside Residential and is farmed. He is requesting a change in zoning to correct and update as this property does not fall in the zoning requirements of R-7.
- Lot 1 (approximately 8.456 acres) will be sold to a family member with no changes but ownership.
- Lot 2 (approximately 26.187 acres) will not have any changes and will continue to be farmed.
- Many residents were in attendance asking questions regarding the lot.
- William assured everyone present the parcel was going to continue to be farmed as it has for many years, and he is only asking for the zoning to be updated in accordance to the Town's zoning codes.
- A comment regarding a channel from the lake to the lot may be in the works. William assured everyone that will not happen and never had any plans for a channel.

Seeing no further comments or questions, motion by Joe Thome, second by William Speaker, to recommend the Town Board approve the request of Laudolff Enterprises LLC. to rezone approximately 36.419 acres of the land noted above, from Lakeside Single Family Residential (R-7) to General Agriculture (A-2). Motion carried (6-0).

Motion by William Speaker, second by Bud Sabel, to adjourn at 6:41 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING**

**MONDAY, JUNE 13TH 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello, and Secretary Kristin Marcoc.

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 Southeast of the Northeast Quarter of Section 9, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately .60 acres.

The property is located at N9168 Mengel Hill Road, Fond du Lac.

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

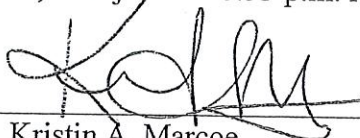
Angela Abler was in attendance along with Eric Frieberg from ET Surveying and presented the following testimony:

- Angela would like to add a garage and breezeway to her existing house.
- Current lot line prevents the addition and is requesting to add 100' to her existing lot.
- A question regarding a section on the CM indicating it was "dedicated to the public." Eric Frieberg informed the board it is 33' for the road right-of-way.

Seeing no further comments or questions, motion by Bud Sable, second by Leon Schneider, to recommend the Town Board approve the request of Angela Abler to rezone approximately .60 acres of the land noted above, from Exclusive Agriculture (A-1) to General Agriculture (A-2). Motion carried (6-0).

Motion by Brian Costello, second by William Speaker, to adjourn at 6:33 p.m. Motion carried (6-0).

Attest



Kristin A. Marcoc
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 26, 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello, and 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 land:

Part of the Southwest Quarter of the Northeast Quarter of Section 9, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 1.25 acres.

The property is located at N9178 US Hwy 151, Fond du Lac.

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

Justin Schlegel was in attendance along with the broker who represented the property over the last 10 years and presented the following testimony:


- Justin would like to rezone from Business District (B-1) to Single Family Residential with Public Sewer (R-1).
- Justin would like the ability to build a single-family dwelling on this property
- Currently lives in Sheboygan and would like to relocate in the Town of Taycheedah
- The purchase of this land is contingent on the zoning change.

Plan Commission comments and/or questions are as follows:

- A question regarding the property lines as shown on the GIS map provided indicates a fence and trees overlap from the neighboring property. Aerial views may not be exact but should be clarified and confirmed.
- The property has sat idle for years
- Building materials used (siding & roofing) to construct the home should be in acceptance with the Town's ordinances. The building inspector can assist with any questions.
- Confirmed the vehicles Justin wants to work on and/or store within his garage/workshop are his and is not a business. Justin confirmed they are his vehicles, and he wants a heated enclosure to store and/or work on them.

Seeing no further comments or questions, motion by Leon Schneider, second by Bud Sabel, to recommend the Town Board approve the request of Justin Schlegel to rezone approximately 1.25 acres of the land noted above, from Business District (B-1) to Single Family Residential with Public Sewer (R-1). Motion carried (7-0).

Motion by William Spieker, second by Brian Costello, to adjourn at 6:41 p.m. Motion carried (7-0).

Attest 

Kristin A. Marcoe
Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 26, 2022
6:30 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman John Wagner, Joe Thome, Bud Sabel, Leon Schneider, Bill Spieker, Dan Calvey, Brian Costello, and 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 land:

Part of the Northeast Quarter of the Southeast Quarter of Section 19, Town 16 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 2.35 acres.

The property is located at T20-16-18-99-DE-304-00 Deadwood Point out lot, Fond du Lac.

Chairman Wagner called the public hearing to order at 6:43 pm.

No representation from Fett's during the hearing.

Plan Commission comments and/or questions along with attendees are as follows:

- Previous zoning change in November 2019 from General Agriculture (A-2) to Single Family Residential with Public Sewer (R-1). This zoning change was made for two newly created residential lots.
- The western portion (back side) of the two lots are non-developable marsh.
- Wants to change only the non-developable portion back to General Agriculture (A-2)
- Town would like an easement to the ditch that runs through the parcel to keep it clean

Seeing no further comments or questions, motion by John Wagner, second by Dan Calvey, to recommend the Town Board approve the request of Marc and James Fett to rezone approximately 2.35 acres of the land noted above, from Single Family Residential with Public Sewer (R-1) to General Agriculture (A-2) with the following stipulation:

- An easement width of 30' is allowed for the Town of Taycheedah to maintain the ditch that runs through the parcel

Motion carried (7-0).

Motion by Dan Calvey, second by William Spieker, to adjourn at 6:57 p.m. Motion carried (7-0).

Attest


Kristin A. Marcoe
Plan Commission Secretary

TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN
PLAN COMMISSION RECOMMENDATION

RESOLUTION

WHEREAS, the Plan Commission of the Town of Taycheedah, Fond du Lac County, Wisconsin, having met on Wednesday, December 7th, 2022, to consider making a recommendation to the Town Board regarding various amendments to the Zoning Code.

Section 13-1-24 F. 3. a. is amended to read:

Thirty (30) feet from the right-of-way or 63 feet from the center of the road, whichever is greater, for all platted and un-platted lands.

Section 13-1-25 A. is amended to read:

All residential homes, including manufactured homes but excluding mobile homes, shall be covered with a roof pitched at a minimum slope of three inches to twelve inches (3:12). Such homes shall have a pitched roof and overhanging eaves with a minimum twelve (12) inch overhang, measured from the vertical sides of the structure. Carports shall be excluded from the minimum slope requirement.

Section 13-1-25 B. is amended to read:

Roofing material shall be permanently covered with non-reflective material, customarily found on conventionally constructed dwellings, including wood shakes or shingles, asphalt composition shingles, fiberglass composition shingles, metal shingles, standing-seam metal, or ribbed steel of 28 gauge or thicker. The use of corrugated fiberglass or a reflective surface such as galvanized metal shall be prohibited.

Section 13-1-25 C. is amended to read:

Exterior siding of a type customarily found on conventional constructed dwellings including wood clapboards, simulated clapboards such as vinyl, metal or Masonite-type siding, wood shakes, wood shingles, brick, stone or other masonry type siding, wood, or standing seam metal. The use of pole barn steel, ribbed steel, or corrugated fiberglass, whether hung vertically or horizontally is prohibited.

Section 13-1-25 D. is created to read:

Accessory Buildings permitted under Sec. 13-1-140 are subject to the requirements of Sec. 13-1-25(B)-(C), except that Accessory Buildings permitted under Sec. 13-1-140 may have roof pitches or any slop and may use polycarbonate and resin manufactured shed kits.

Section 13-1-25 E. is created to read:

Accessory structures and garages shall be built with materials that match or compliment the principal structure.

Section 13-1-25 F. is created to read:

Dwellings, Accessory Buildings and Garages that are built in the R-1, R-2, R-3, R-4, R-5, R-6, and R-7 Zoning Districts are subject to the requirements in Sec. 13-1-25(A)-(E). Dwellings, Accessory Buildings and Garages located in the R-8 Zoning District shall be exempt from the requirements in Sec. 13-1-25(A)-(E).

Section 13-1-49 B. is amended to read:

Permitted Uses. The following uses are permitted in the R-8 District:

1. Single-family detached dwellings, excluding all mobile homes; for purposes of this Chapter, manufactured homes are included in the definition of single-family dwelling.
2. Manufactured homes complying with all of the following requirements and limitations:
 - a. The home shall be a double wide of at least twenty-four (24) feet in width and forty-two (42) feet in length.
 - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the Building Inspector and/or Town Engineer; the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
 - c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - d. The home shall be covered by a roof pitched at a minimum slope of three inches in twelve inches (3:12), which is permanently covered with non-reflective material. Refer to Section 13-1-25 Roof Slopes and Eaves Dimensions for Dwelling, Accessory Buildings and Garages.

- e. The homes shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the Town of Taycheedah. Refer to Section 13-1-25 Roof Slopes and Eaves Dimensions for Dwelling, Accessory Buildings and Garages.
- 3. Community living arrangements which have a capacity for eight (8) or fewer persons subject to the limitations set forth in Sec. 62.23(7)(i), Wis. Stats.
- 4. Essential services.
- 5. Home occupations and professional home offices.

Section 13-1-102 D. is rescinded and Section 13-1-102 E. and 13-1-102 F. are renumbered to Section 13-1-102 D. and Section 13-1-102 E.

Section 13-1-140 B. 7. is created to read:

Outlots of record located in the R-7 Zoning District are prohibited from having a principal structure on the outlot. One accessory building may be permitted on outlots of record located in the R-7 Zoning District provided the accessory building meets the requirements of Section 13-1-140(3). In addition to an accessory building, an outlot of record located in the R-7 Zoning District may have one detached garage that meets the requirements of Section 13-1-140(5) and that meets all of the following conditions:

- A) A lot with a principal structure that is located within 200 feet of the outlot;
- B) No other accessory structures are located on the principal lot except for a boathouse; and
- C) No attached garage is present on the principal lot.

Section 13-1-140 C. is amended to read:

Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations and professional offices as defined and authorized herein and shall not be occupied as a dwelling unit and shall be limited to one accessory building and one detached or attached garage per lot. An additional accessory structure may be permitted on a lot if it meets one of the following requirements:

1. A garden shed one hundred and forty-four (144) square feet or less in size with sidewalls eight foot and five inches (8'-5") or lower, provided the measurement from the floor or ground to the roof height does not exceed thirteen (13) feet in height. The shed must be anchored to the earth with a minimum of two (2) attachment points.
2. A Boathouse in compliance with Section 13-1-48(8).

Section 13-1-140 K. is amended to read:

Roofs and siding on all accessory buildings and garages shall comply with the requirements outlined in Sections 13-1-25(B)-(F).

Section 13-1-141 F. is amended to read:

Prohibited Fences. No residential fence shall be constructed with scrap lumber, plywood/OSB, wood or plastic snow fence, chicken wire, plastic material less than 1/2 inch thick, wood pallets, or which is of an other-wise dangerous condition, or which conducts electricity or is designed to electrically shock, or which uses barbed wire, provided, however, that barbed wire may be used in industrially zoned areas if the devices securing the barbed wire to the fence are ten (10) feet above the ground or height and project toward the fenced property and away from any public area. Snow fences are prohibited from May 1st to November 1st.

All other provisions of the Town of Taycheedah Zoning Ordinance shall remain in full force and effect.

Dated this 7th day of December, 2022.



Plan Commission Chairman



Plan Commission Secretary

TOWN OF TAYCHEEDAH

**FOND DU LAC COUNTY, WISCONSIN
AMENDMENT NO. 38 TO THE ZONING MAP OF THE TOWN OF TAYCHEEDAH**

BE IT ORDAINED by the Town Board of the Town of Taycheedah, Fond du Lac County, Wisconsin, that the Zoning Map of said Town, passed and adopted on June 12, 2023, is hereby amended to rezone approximately 3 acres from Exclusive Agriculture (A-1) to General Agriculture (A-2).in the manner following:

Section 1. That the classification of lands owned by Jean Schneider P.O.A. for Mary Schultz, further described as:

Part of the Southeast of the Northeast Quarter of Section 5, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.27 acres.

The property is located at W4127 Golf Course Drive, Fond du Lac.

The land being subject to all easements and restrictions of record, has been rezoned (approximately 3 acres) from Exclusive Agriculture (A-1) to General Agriculture (A-2).

Section 2. That the zoning map be amended to show such change.

Section 3. This amendment shall be effective upon passage and publication.

Passed and adopted June 12, 2023.

Joe Thome, Chairman

Attest:

Kristin A. Marcoe, Clerk

TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN

RESOLUTION

WHEREAS the Plan Commission of the Town of Taycheedah, Fond du Lac County, Wisconsin, having conducted a public hearing on Monday, June 12, 2023, to consider making a recommendation to the Town Board regarding the petition of Jean Schneider P.O.A. for Mary Schultz to rezone a portion of the following described property from Exclusive Agriculture (A-1) to General Agriculture (A-2).

Part of the Southeast of the Northeast Quarter of Section 5, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.27 acres.

The property is located at W4127 Golf Course Drive, Fond du Lac.

WHEREAS, the Plan Commission noted the request complies with the Town's Comprehensive Plan and Zoning Code, and

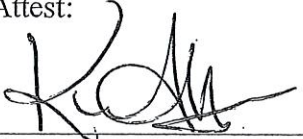
WHEREAS the Plan Commission resolved to recommend the Town Board approve the request.

NOW THEREFORE BE IT RESOLVED that the Town Board accepts the recommendation of the Plan Commission and approves the rezone as requested.

Dated this 12th day of June 2023.



Joe Thome, Chairman

Attest:


Kristin A. Marcoe, Clerk

**TOWN OF TAYCHEEDAH
FOND DU LAC COUNTY, WISCONSIN**

PLAN COMMISSION RECOMMENDATION

RESOLUTION

WHEREAS the Plan Commission of the Town of Taycheedah, Fond du Lac County, Wisconsin, having met on Monday, June 12, 2023, to consider making a recommendation to the Town Board regarding the rezone request submitted by Jean Schneider P.O. A. for Mary Schultz to rezone a portion of the following described property from Exclusive Agriculture (A-1) to General Agriculture (A-2).

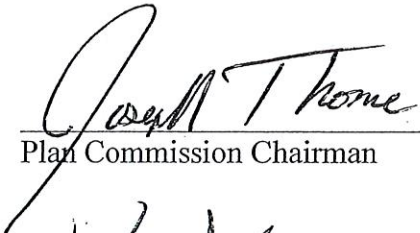
Part of the Southeast of the Northeast Quarter of Section 5, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.27 acres.

The property is located at W4127 Golf Course Drive, Fond du Lac.

WHEREAS the rezone request complies with the Town of Taycheedah's Comprehensive Plan.

BE IT RESOLVED that the Plan Commission recommends the Town Board approve the request as presented.

Dated this 12th day of June 2023.



Plan Commission Chairman



Plan Commission Secretary

**PLAN COMMISSION
PUBLIC HEARING**

**MONDAY, JUNE 12TH 2023
6:00 P.M.
TAYCHEEDAH TOWN HALL**

Members present were Chairman Joe Thome, Bud Sabel, Leon Schneider, Dan Calvey, Brian Costello, and 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 land:

Part of the Southeast of the Northeast Quarter of Section 5, Town 15 North, Range 18 East, Town of Taycheedah, Fond du Lac, Wisconsin consisting of approximately 6.27 acres.

The property is located at W4127 Golf Course Drive, Fond du Lac.

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

- Schneider is requesting Lot 2, which includes the house to rezone from Exclusive Agriculture to General Agriculture.
- The remaining lots 1 and 3 will be farmed and kept zoned Exclusive Agriculture.

Seeing no further comments or questions, motion by Bud Sabel, second by Brian Costello, to recommend the Town Board approve the request of Jean Schneider to rezone approximately 3 acres of the land noted above, from Exclusive Agriculture (A-1) to General Agriculture (A-2). Motion carried (5-0).

Motion by Joe Thome, second by Brian Costello, to adjourn at 6:03 p.m. Motion carried (5-0).

Attest _____

Kristin A. Marcoe
Plan Commission Secretary