

Public Hearing: Steve & Amy Wieckert Sand Pit – July 7, 2010 – 6:00 p.m.
**Public Informational Meeting & Public Hearing: Waupaca County Zoning Ordinance –
*Immediately Following the Wieckert Public Hearing***
Special Town Board Meeting – *Immediately Following the Zoning Ordinance Public*

Hearing Mukwa Town Hall, E8514 Weyauwega Rd., Northport 12 in attendance - 3 non-residents (including Plan Commission Members)

Chairman Curns called the meeting to order at 6:00 p.m. Notification of this meeting was posted in the three designated places on June 14, 2010 and published in the County Post East on June 17th, 24th & July 1st; and the P-C West on June 25th.

Roll call of Officers & Plan Commission Members: Jim Curns, Chairman – Present; Michael Wundrock, Supervisor 1 – Present; Neil Freeman, Supervisor 2 & Plan Commission Member – Present; Brenda Grove, Treasurer – Present; Jeannette Zielinski, Clerk – Present; Lee Shaw, Plan Commission Chairman – Present; Lyle Cherney, Vice-Chair-Present; Cathy Stern, Recording Secretary-Present; Katherine Hoffman, Plan Commission-Present; Bill Schmidt, Plan Commission-Present; Matt Manske, Plan Commission-Present; Paul Hanlon, Ex-Oficio Plan Commission Member-Excused.

All Meetings/Hearings will Adhere to Robert's Rules of Order Pursuant to Town of Mukwa Ordinance 10-05.

Chairman Curns turned the Steve & Amy Wieckert Public Hearing over to Plan Commission Chair, Lee Shaw.

Mr. Shaw read the Public Hearing Notice as Published(on file). Introductions were made including Steve & Amy Wieckert, Mary Jo Pankratz, Vice President of Environmental Services, Martenson & Eisele, Inc.; and John Williams, AICP, Foth Infrastructure & Environment-Facilitator for the Waupaca County Zoning Public Information Meeting & Public Hearing.

Ground rules were set at a time limit of five (5) minutes with Recording Secretary Cathy Stern set as timekeeper.

Plan Commission Chair called for any Registration/Comment cards prior to testimony – none.

Mr. Wieckert gave a brief presentation to explain the proposed project/Nysee pit on Beckert Road. Mr. Wieckert's family has owned said property for over 50 years. Farmers & contractors had contacted Mr. Wieckert to ask if they could take product from the pit, Mr. Wieckert decided to put the process in motion to finish up removing the sand from the pit for reclamation into an eventual subdivision. The Wieckerts hired Martenson & Eisele to write the Reclamation Plan, which has been turned over to Scott Konkle from East Central Wisconsin Regional Planning Commission (has been approved by ECWRPC). Mr. Wieckert estimated that it would take approximately ten (10) years to eventually remove all product. Terry Dorschner asked a couple questions (his property adjoins) regarding how far in the Wieckerts were planning on going. Mr. Wieckert is well aware of the boundaries and has no plans to get to close to the Dorschner property. Mr. Dorschner's questions were answered, Plan Commission Chair asked if there were any further questions or comments. Chairman Curns did clarify that the Board had gone on site with East Central Wisconsin Regional Planning and had no concerns.

Motion was made by Katherine Hoffman to close the Steve & Amy Wieckert Public Hearing. Motion was seconded by Neil Freeman. Motion carried.

Plan Commission Chairman, Lee Shaw opened the Waupaca County Zoning Ordinance Public Information Meeting & Public Hearing and turned it over to John Williams, AICP, Foth Infrastructure & Environment. Foth has been working with Waupaca County Zoning, and all Waupaca County Municipalities on the Waupaca County Intergovernmental Implementation Project for several years.

Mr. Williams explained that changes adopted on May 18th by the County to the Zoning Ordinance would impact every property owner and that is why there was the need for this meeting and hearing. This has been brought about by the changes made during Comprehensive Planning which all Wisconsin Municipalities have been working on since approximately 2002. Comprehensive Plans have been in place for several years and now this phase, implementation, is the subject of this meeting. Mr. Williams stressed that this process will include maintaining local decision-making while coordinating development decisions within the county and balancing private property rights with long-term community development goals. It was stressed that this code had not been updated in decades. Key improvements to the Zoning Code are: (1)More effective land management at the local level through integrated planning & zoning decisions; (2)Streamlined administration at the county level; (3)A 'menu of options' built from local Town Plan recommendations; (4)A relatively simple, but effective approach to managing town zoning through a county zoning ordinance; (5)Residential growth management based on density (number of dwelling units per acre/s instead of minimum lot size). This effectively allows for development & resource management simultaneously; (6)Provisions for clustering of residential lots & preservation of open space, natural resources, & agriculture. Municipalities in the County were broken into "regions" and several "cluster" meetings were held over the past year to continue work and revisions to the draft zoning ordinance. Mr. Williams advised that much information is available on the County website: www.co.waupaca.wi.us including Comprehensive Planning, Implementation, Ordinances and maps.

It was emphasized that each municipality has one year from the time of County Adoption (May 2010) to correct any outstanding issues and be prepared for long-term planning. At this point the "old" ordinance and the "new" ordinance will be in effect until the Town adopts a Resolution adopting the County Ordinance. Plan Commission Chair, Lee Shaw explained that the Plan Commission is working with property owners to guide them through the process & help them ensure their property is placed into the correct classification. Mr. Shaw explained that at this time, a property owner would just need to provide the Plan Commission a Certified Survey Map to now be placed into the correct classification, rather than just having a conditional use. For example from agricultural to commercial. It was stressed that there are no changes to MFL or shore land.

Time was allowed for questions. Terry Dorschner asked a question about property he owns that he would like to build a house on. Mr. Williams explained that once the Town adopts the County Ordinance all land will be converted to the new

ordinance and the need for “conversions/rezoning” will probably be unnecessary-make transfers simple. Greg Wood had a question about the approved subdivision that he owns, regarding the possibility of adding additional lots in the future. Mr. Williams explained that all current projects are “grandfathered” in. The main concern was in regard to possible tax consequences. Advised to contact Town Assessor for these types of questions.

Plan Commission Chair asked if there were any additional questions or comments. None.

Motion was made by Bill Schmidt to close the Waupaca County Zoning Ordinance Public Information Meeting and Public Hearing. Motion was seconded by Neil Freeman. Motion carried.

Chairman Curns opened the Special Town Board Meeting.

Board Approval of Steve & Amy Wieckert Sand Pit on Beckert Road: Motion was made by Sup. Wundrock/Sup. Freeman to approve the Steve & Amy Wieckert Sand Pit/Nysee Pit on Beckert Road as presented to the Town. Motion carried.

Adopt-Resolution 59-1-10 Approval of the Waupaca County Zoning Ordinance by the Mukwa Town Board of Supervisors: Motion was made by Chairman Curns/Supervisor Wundrock to table approving Resolution 59-1-10 until a future meeting. Motion carried.

Motion to adjourn the Special Town Board Meeting was made by Supervisor Wundrock. Seconded by Supervisor Freeman. Motion carried.

Respectfully Submitted,

Jeannette Zielinski, Municipal Clerk