

Town of Nepeuskun

Winnebago County, Wisconsin

PROCEEDINGS OF THE NEPEUSKUN TOWN PLAN COMMISSION REGULAR MONTHLY MEETING HELD MONDAY, May 10, 2021.

Phone-in operation was verified, and Chairman Bahn called the meeting to order for the Nepeuskun Town Plan Commission at 7:03 PM at Nepeuskun Town Hall

Secretary DeVries certified the meeting notice was emailed to Terry and Melissa for online posting and email list distribution on Friday, May 7th, 2021. It was posted physically at the Town Hall on Saturday, May 8th, 2021.

Roll call was taken; members that were present in person included: Chairman Ron Bahn, Vice-Chairman Brett Helmbrecht, Robert Zache and Secretary Jeremy DeVries. Members Scott Schuster and Fred Krahn were excused. Five members of the community were also present.

Motion was made by Member Zache to approve the agenda for the May 10, 2021 meeting with a second by Vice-Chairman Helmbrecht. Motion carried unanimously.

Aaron Grove was sworn in as a new member to the Town Plan Commission.

Motion was made by Member Zache and second by Vice-Chairman Helmbrecht to approve the minutes from the April 12th, 2021 Public Hearing – Text Amendments, April 12th, 2021 Public Hearing – Krueger CUP and the April 12th, 2021 Regular Monthly Meeting. Motion carried unanimously.

Public Comment:

- None

Member Zache gave an update regarding Town Board Action. Some items of note included.

- Town board continues to work on the details regarding Grams Road.
- Approved the Conditional Use Permit #03-17 for Chan and Ka Vang.
- Approved the Conditional Use Permit #02-21 for Thomas Krueger.
- Denied the approval of Land Division #03-21 for Mary Blackburn-Langeberg.
- Reviewed and discussed complaint regarding 892 Rush Lake Loop Rd.
- Adopted the Municipal Code text amendments.

Motion was made by Chairman Ron Bahn and second by Member Zache to approve Land Division #04-21 for Gus Weis/Weis Livestock LLC – tax parcels 0140313, 0140317 with the stipulation that the final CSM must be identical to the draft CSM with all appropriate signatures throughout the document. Motion carried unanimously.

Chairman Bahn and Ken Jaworski of Cedar Corp gave an update on County position of administering Farmland Preservation in shoreland areas.

- Nepeuskun will be allowed to enforce the zoning ordinance.
- Ken stated that all land in the Shoreland Area will be A2, overlay will be setup by the town.

Motion was made by Member Zache and second by Secretary DeVries to approve the public information meeting on 6/14/21 regarding Farmland Preservation and notice – direct mailing with the corrections that were made to Ken and/or posting-publishing. Motion carried unanimously.

- Estimating approximately 600 to 700 direct mail fliers to be mailed out around May 27th.
- Likely to be posted in the local newspapers as well.

The Town Planning Commission discussed clarification of base farm tract usage after adoption of proposed Chapter 14 Farmland Preservation ordinance. The Commission looked into items that may come up during the meeting.

Motion was made by Vice-Chairman Helmbrecht and second by Chairman Bahn to eliminate article 6 R1 District Supplemental Regulations. Chairman Bahn called for a roll call vote. Those voting in favor of elimination included Chairman Bahn, Vice-Chairman Helmbrecht and Member Grove. Those not voting in favor of elimination included Member Zache and Secretary DeVries. Motion Passes 3 to 2.

It was decided to look into adding the Blackburn-Langeberg/Hughes CSM to next month's agenda.

- No one from the Blackburn-Langeberg/Hughes party was in attendance

Agenda items 18, 19 and 20 will be saved for a future meeting as there was not enough time to discuss and review. Those items include:

- 18. Clarify/amend language in Chapter 5 regarding specific public notice for CUPs - 5.8.2(c)
- 19. Discussion/decision regarding adding language to Chapter 5 explaining existence of Residential (R-1) zoning on parcels larger than 5 acres
- 20. Review Comp Plan updates

Future Agenda Items

- June 14th Public Information Meeting. Ron will be getting the mailings out.
- Blackburn-Langeberg/Huges CSM
- Clarify/amend language in Chapter 5 regarding specific public notice for CUPs - 5.8.2(c)
- Discussion/decision regarding adding language to Chapter 5 explaining existence of Residential (R-1) zoning on parcels larger than 5 acres
- Review Comp Plan updates

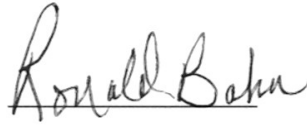
June meeting date was established: 7:00 PM on June 14, 2021 at Nepeuskun Town Hall.

Motion was made by Member Zache and second by Secretary DeVries to adjourn. Motion carried at 9:40 PM. Motion carried unanimously.

Respectfully submitted,



Jeremy DeVries
Secretary



Ronald Bahn
Chairman



Brett Helmbrecht
Vice-Chairman