

# Town of Nepeuskun

Winnebago County, Wisconsin

PROCEEDINGS OF THE NEPEUSKUN TOWN PLAN COMMISSION REGULAR MONTHLY MEETING HELD MONDAY, August 9, 2021.

Phone-in operation was verified, and Chairman Bahn called the meeting to order for the Nepeuskun Town Plan Commission at 7:05 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 8/7/2021. It was posted physically at the Town Hall on 8/8/2021.

Roll call was taken; all members were present: Chairman Ron Bahn, Vice-Chairman Brett Helmbrecht, Robert Zache, Scott Schuster, Fred Krahn, Aaron Grove and Secretary Jeremy DeVries. Five members of the community were also present.

Motion was made by Member Zache to approve the agenda for the August 9, 2021 meeting with a second by Vice-Chairman Helmbrecht. Motion carried unanimously.

Motion was made by Member Zache to approve the minutes for July 12, 2021 meeting with a second by Vice-Chairman Helmbrecht. Motion carried unanimously.

Public Comment:

- None

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

- Approved Web Design Proposal from TownWeb for town website.
- Heard reports regarding Ripon Fire District/Berlin Fire Dept.
- Heard reports regarding Berlin EMS update.
- Heard reports regarding Farmland Preservation
- Heard reports regarding Rush Lake Watershed Restoration Inc.

Motion was made by Member Zache with a second by Member Grove to approve site plan for Schuster Dairy LLC – 1561 Koro Rd – Tax Parcel 014035902 including the two below conditions suggested by Cedar Corp.

Motion carried unanimously.

1. The project shall comply with all applicable town, county, state, and federal codes/ordinances. This includes obtaining any required permit(s)/approval(s) from Winnebago County prior to commencing construction.
2. The proposed outdoor lighting shall be shielded or positioned so that no excessive glare or illumination is cast upon the adjoining property.

Motion was made by Member Zache with a second by Vice-Chairman Helmbrecht to recommend approval of Land Division 05-21 for William Emmerich/Pamela Baier – 7822 Osborne Rd – Tax Parcel 0140231. Motion carried unanimously.

The Town Planning Commission conducted a preliminary review of site map for Jake Fox dated 8-5-21 for placement of residence and shop on tax parcel 0140596 on Hilke Rd. Mr. Fox was present to answer questions.

A review was conducted regarding the Blackburn Langeberg LD 03-21. The commission gave Cedar Corp a directive to create a text proposal that might work in this unique land division.

Update on request to County for amended Farmland Preservation Plan

- County was directed to start the process of developing the plan that Nepeuskun submitted.
- Town needs to submit an application; Ron was able to get the fee waved.
- County is looking at a Public Hearing for September 28<sup>th</sup>.

Reviewed timeline and process for completion of the Comprehensive Plan.

- Chairman Bahn recommended removing common open space requirement overlay from the Future Land Use Plan. Six of the TPC agreed and one abstained. Ken Jaworski from Cedar Corp will be moving forward to make the change to the Future Land Use Plan.
- At the September meeting we can make a decision regarding a public hearing.
- In a perfect world we would have the Comprehensive plan adopted prior to or at the same time as the adoption of the Zoning Ordinance.

Reviewed timeline and process for DATCP certification and adoption of Zoning Ordinance

- Depends on timeline for the County; currently waiting to see if they amend our Farmland Preservation plan.

Future Agenda Items

- Look into recommendations from Jeff Kussow from Cedar Corp regarding fence regulations.
- Concerns regarding zoning administrator's actions were brought to the attention of the Town Planning Commission. Chairman Bahn stated that these concerns can be brought to the Town Board.

September meeting date was established: 7:00 PM on September 13, 2021 at Nepeuskun Town Hall.

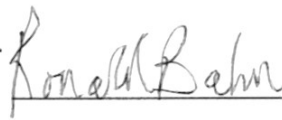
Motion was made by Member Zache and second by Secretary DeVries to adjourn. Motion carried at 8:47 PM. Motion carried unanimously.

Respectfully submitted,



Jeremy DeVries

Secretary



Ronald Bahn

Chairman



Brett Helmbrecht

Vice-Chairman