

1. Sasse ZMA	2
2. Reiter ZMA	18
3. Mullen CUP	32
4. Polly CUP	50

**PETITION FOR ZONING MAP AMENDMENT
for Areas within Farmland Preservation
Allen & Rose Mary Sasse Rev. Liv. Trust**

June 7, 2018

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Petition for Zoning Map Amendment from an AR (Agriculture Retention) District to an RR-O (Rural Residential - Overlay) District to create a four (4) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use two (2) development rights to create the four (4) acre parcel.

Legal Description:

Located in part of the SW ¼ of the SE ¼ of Sec. 29, Town of Matteson, lying along County Highway I, Fire Number E10372, Waupaca County, Wisconsin. (Part of Parcel Number 14-29-42-1)

Exhibits:

1. Petition for Zoning Map Amendment for Areas within Farmland Preservation was received by Waupaca County on March 9, 2018.
2. Town recommendation was received by Waupaca County on May 17, 2018.
3. A Certified Survey Map showing the location of the newly created parcel.
4. Sec. 8.07(1)(a) FP: Farmland Preservation Overlay and in Table 5.1 of the Special Regulations for Districts within Farmland Preservation.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* The Applicant is requesting approval of a Petition for Zoning Map Amendment for Areas within Farmland Preservation from an AR (Agriculture Retention) District to an RR-O (Rural Residential - Overlay) District to create a four (4) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use two (2) development right to create the four (4) acre parcel.
 2. *Permit Type.* According to the Waupaca County Zoning Ordinance Sec. 8.07(1)(a): Farmland Preservation Overlay and in Table 5.1 of the Special Regulations for Districts within Farmland Preservation it states that a non-farm single family residence is not a permitted use in an AR (Agriculture Retention) District. Single family residences are only permitted in the RR-O (Rural Residential - Overlay) District which requires the applicant to obtain a Zoning Map Amendment for Areas within Farmland Preservation.
 3. *Permit Processing.* The Petition for Zoning Map Amendment for Areas within Farmland Preservation was received by Waupaca County on March 9, 2018. Property owners within 300 feet of the subject property were sent notice of the public hearing on May 21, 2018.
-

4. *Site Characteristics.* The subject property currently has a dwelling and several accessory structure located on it.
5. *Adjacent Land Uses and Zoning.* The area is currently located in an AR (Agriculture Retention) District and is surrounded by the AR (Agriculture Retention) and AWT (Agriculture and Woodland Transition District. The parent parcel is also adjacent to the Embarrass River and has floodplain identified on it.
6. *Town of Matteson Recommendation.* The Town of Matteson Planning Commission met on April 18, 2018 and the Town Board met on May 14, 2018 and both have recommended approval of this request.
7. *Consistency with the Town of Matteson Comprehensive Plan.* The Town of Matteson's Preferred Land Use Map is planned for Agriculture which is consistent with this proposed use.
8. *Consistency with Waupaca County Comprehensive Plan.* The Town of Matteson did participate in the Waupaca County planning process. As such, the County Plan incorporates the Town Plan contents and is consistent with the Town Plan.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Petitions for Zoning Map Amendment.

Criteria of Approval

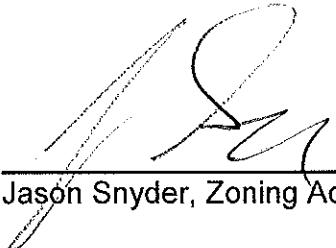
- A. Required Showing for a Petition for Zoning Map Amendment: The proposal must demonstrate consistency for approval of a Petition for Zoning Map Amendment :
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive plan.
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses.

Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the Petition for Zoning Map Amendment request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

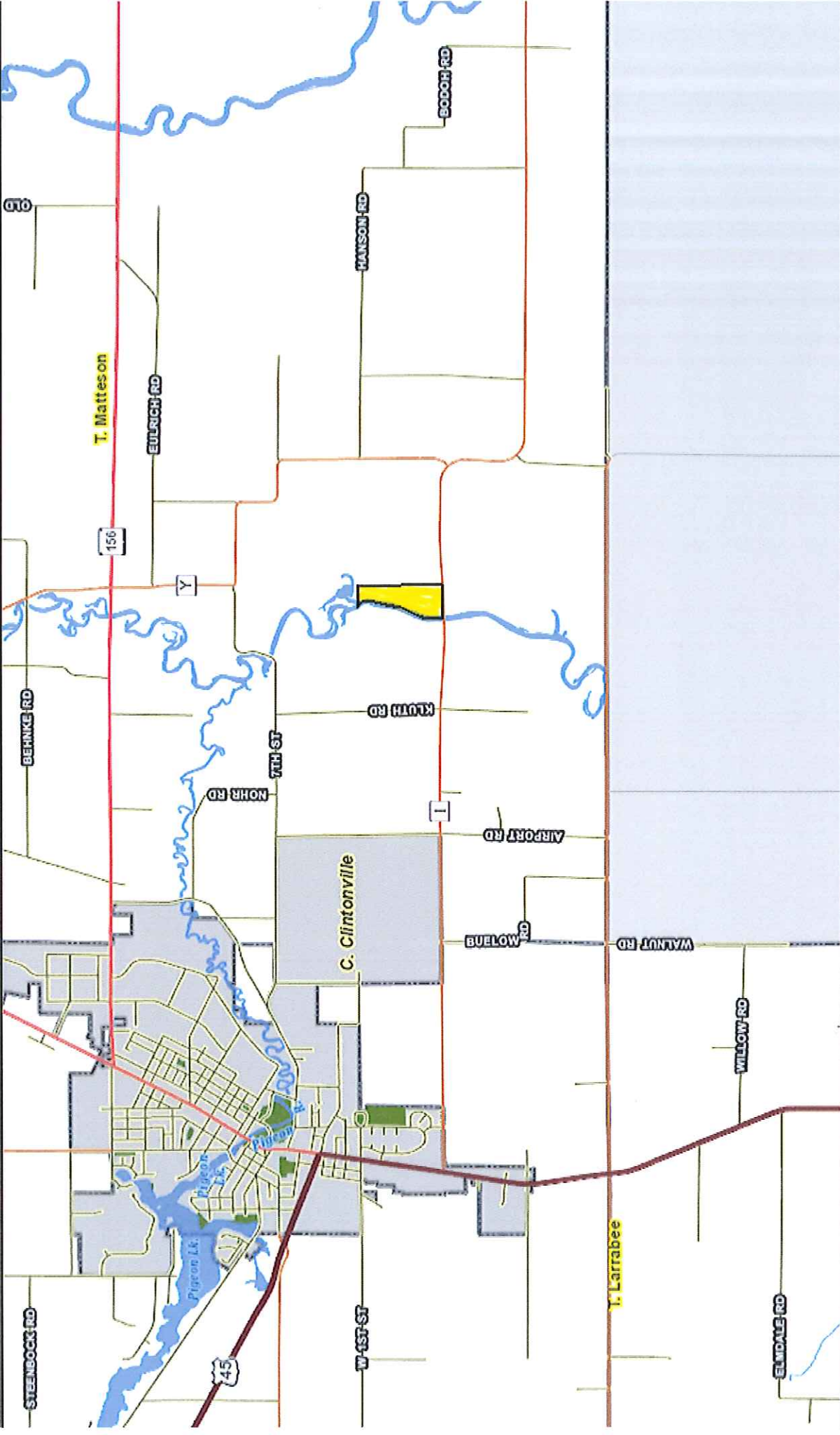
Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the Petition for Zoning Map Amendment.



Jason Snyder, Zoning Administrator

SASSE, E10372 CTY HWY I, SEC. 29, MATTESON

Powered By GIS
Waupaca County, WI



Map Data Sources -> Waupaca County Land Information

March 6, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

- Unincorporated Areas: 144 K - 72 K
- Railroad
- US Highways

ATTENTION!
 GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM




SASSE, E10372 CTY HWY I, SEC. 29, MATTESON



March 6, 2018

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Map Key

- Addresses
- Parcel - Local Zoning
- Parcel - County Zoning
- Historic Lot Lines
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5.1 Special Regulations for Districts within Farmland Preservation Overlay

Table 5.1	Zoning Districts ¹⁰						Land Use Definition and Requirements (Section #)
	Conservancy District ⁹	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Rural Residential - Overlay	Rural Commercial - Overlay	
Land Uses	CV	PVRF	AE	AR	RR-O	RC-O	
RESIDENTIAL LAND USES							6.05
Single Family Residence (Non-Farm)					P		1
Two Family Residence (Non-Farm)					P		2
Multiple Family Residence					C		3
Nonfarm Residential Cluster					P		4
Lot Clustering Density Bonus							5
Single Family Residence - Accessory to a Principal Commercial Use						C	6
Major Home Occupation ⁴		C	C	C	C		7
Minor Home Occupation ⁴		P	P	P	P		8
Family Day Care Home ⁴		C	C	C	C		9
Bed and Breakfast Establishment ⁴					C	P	10
Dwelling less than 22 feet in Width		C	C	C	C		11
Manufactured/Mobile Home Community or Park							12
Temporary Occupancy of RV (over 30 days)		C	C	C	C		13
COMMERCIAL LAND USES							6.06
Personal or Professional Service						P ¹	1
Indoor Sales and Service						P ¹	2
Medium Indoor Sales and Service						C	3
Large Indoor Sales and Service							4
Long Term Outdoor Display and Sale						C	5
Indoor Maintenance Service						P ¹	6
Outdoor Maintenance Service							7
In-Vehicle Sales and Service						C	8
Commercial Entertainment						P ¹	9
Commercial Indoor Lodging Facility						C	10
Resort Establishment						C	11
Group Day Care Center Facility						P ¹	12
Group Day Care Center Facility - Accessory to a Principal Use							12
Commercial Animal Facility		C	C	C			13
Sexually-Oriented Business							14
Mini-Warehouse						P	15
Indoor Storage or Wholesaling						C	16
Outdoor Storage or Wholesaling							17
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling							18
Marinas and Boat Liveryes							19
Mobile Service Facilities & Support Structures ^{2,4,8}		C	C	C	C	C	20
Commercial Wind Energy Systems ⁴		C	C	C	C	C	21
General Temporary Outdoor Sales						P	22
Off-Site Commercial Parking							6.04

agricultural and forestry zoning district (i.e., Agricultural Retention (AR), Agricultural Enterprise (AE) and Private Recreation and Forestry (PVRF)) to impose regulations in addition to those required by that base agriculture district. This overlay district will be used to represent with the areas identified by participating towns as being consistent with the objective criteria used to define areas to be within Farmland Preservation. During the comprehensive planning process, towns that have a large agricultural contingency created their future land use maps with Farmland Preservation, and more specifically, the Working Lands Initiative in mind. This overlay will in large part be implementing the planning process that have already occurred at the local and county level. This overlay, once approved, can only be modified by approved rezones (in accordance with Wis Stats 91.48) or by a Comprehensive Plan amendment with a companion amendment to the Farmland Preservation Plan (in accordance with Wis Stats 66.1001 and 91.20).

Specific regulations for lands within this overlay:

- a. No non-farm residential or commercial development will be allowed for lands within this overlay without a rezone out of the underlying district and into Rural Residential – Overlay (RR-O) or Rural Commercial – Overlay (RC-O). All rezones will need to be found compliant with State Statutes 91.48(1) prior to approval. Once approved, this overlay will automatically be adjusted to no longer include RR-O or RC-O zoned property. Note: all properties that receive a rezone will be automatically taken out of the Certified Farmland Preservation zoning district area and will be tracked to provide DATCP an annual audit by March 1 of every year pursuant to State Statute 91.48 (2);
- b. The amount of rezones for non-farm development allowed within this overlay will be regulated by the density requirements determined by the underlying base zoning districts. The density requirements for the base zoning districts will be consistent with the town of jurisdiction’s Comprehensive Plan. As soon as density rights are no longer available for an owner, the remaining lands will be placed in a Restricted Development Overlay that will bar any further land divisions. Permits will still be issued for any farm related structures other than principal structures;
- c. The minimum lot size for non-farm development allowed as a rezone within this overlay will be 2 acres. A lot size larger than the minimum will require additional development rights at the rate of 1:2. For fractional sizes, the necessary development rights will be determined by dividing the proposed lot size by 2 then rounding up to the nearest whole number. For example, for a 9 acre proposed lot, $9/2=4.5$ which rounds up to 5 development rights. Exceptions would include:
 - (1) For the purpose of consolidation of farm structures. The lot area may be increased up to ten (10) acres in area with Township approval. This would only require one (1) development right.
 - (2) For the conveyance of large tracts of land that would consist of one-half (1/2) of a quarter-quarter (1/4, 1/4) will be allowed as an exemption of the development right rate of 1:2. A Homeowner Assignment of Density Rights form must be completed for these land divisions as required by Sec. 7.03 (B) (5).
- d. The transfer of development rights will be allowed from this overlay into lands outside, but not vice versa. The transfer of development rights will also be allowed if the parcels are zoned differently or if the transfer is between farms, provided that the owner is in common, without regard to contiguity of the parcels, and are all

Waupaca County

Fee \$400.00 ^{Recy.} Check # 2792 ATF

Zoning Map Amendment Application for Areas within Farmland Preservation

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: PASASSE@FRONTIER
 Last Name: PASASSE (ESTATE) First Name: ALLEN Phone #: 715-823-5808
 Address: E10372 City Hwy I City: CLINTONVILLE State & Zip: WI 54929

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: PASASSE@FRONTIER.COM
 Last Name: PASASSE First Name: PETE Phone #: 715-823-5808
 Address: 88831 VELTE ROAD City: CLINTONVILLE State & Zip: WI 54929

Property Information

Parcel Number: 14 - 29 - 42 - 1 - Size of Parcel: 4 AC. Physical Address: E10372 City Hwy I
 List Parcel Numbers if more than one, attach a list if necessary. _____
 Current Zoning District: AR Current Use and Improvements: FARM LAND / RESIDENTIAL

Map Amendment Information

Proposed Zoning District: RR-0 Proposed Use: (State exactly what use is intended for the property.)
APPROX 4 ACRES OF 48 ACRES - To separate the residence from larger parcel.
 Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.
 The following items must be enclosed in order for the application to be processed:

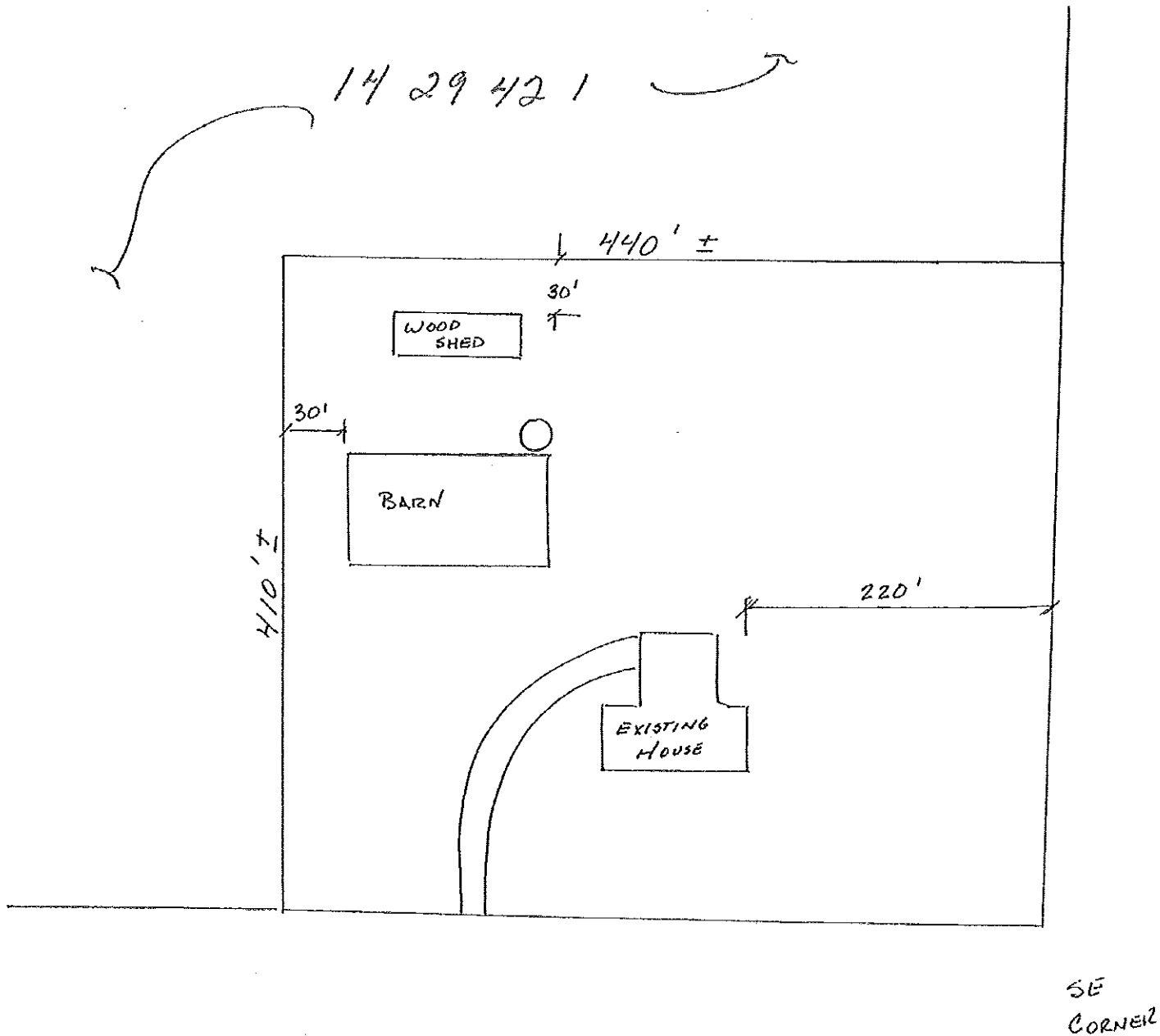
- ✓ Application fee (payable to Waupaca County) After the Fact fee is a double fee
- ✓ Town Recommendation Form
- ✓ A detailed explanation and plans showing the location of the proposed area of use. Plans must be drawn to scale showing all dimensions necessary to determine compliance with standards. (i.e. parking spaces, driveway areas, building size(s), building height(s), and setbacks from all property lines)
- ✓ Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature: [Signature] Date: _____
 Agent Signature: [Signature] Date: 3-5-18

DIAGRAM OF PLANS

Diagram of Plans: It is required that only one zone classification exist per tax parcel. A Certified Survey Map completed by a registered land surveyor will be required for the creation of new parcels. If a CSM is required it must be received with all applicable fees and approved by the Planning and Zoning Office prior to the public hearing in front of the Planning and Zoning Committee. If the zone map amendment is approved by the County Board the CSM will be recorded thereafter as previously approved.



TOWN RECOMMENDATION FORM

Waupaca County Zoning Map Amendment Petition within Farmland Pres.

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: _____
Last Name: SASSE First Name: ALLEN Phone #: 715-823-5808
Address: E10372 E 74 Hwy I City: CLINTONVILLE State & Zip: WI 54929

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____
Last Name: SASSE First Name: PETE Phone #: 715-823-5808
Address: 8831 VEGE RD City: CLINTONVILLE State & Zip: WI 54929

Property Information

Parcel Number: 14 - 29 - 42 - 1 - Size of Parcel: 4 ACRES

Location: (Gov. Lot _____ or $\frac{1}{4}$, $\frac{1}{2}$), Section 29, T _____ N, R _____ E, Town of Matteson

Zoning Information

Current Zoning District: (check)

- Private Recreation & Forestry (PVPF)
 Agriculture Enterprise (AE)
 Agriculture Retention (AR)

Proposed Zoning District: (check)

- Rural Residential - Overlay (RR-O)
 Rural Commercial - Overlay (RC-O)

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?

TO SEPARATE THE RESIDENCE FROM THE LARGER PARCEL

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

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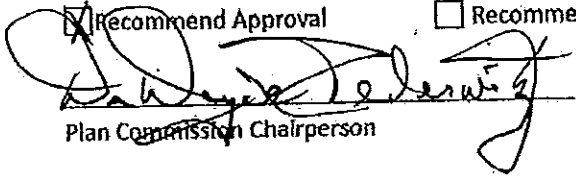
In accordance with WI State Statutes 91.48:

- (a) The land is better suited for a use not allowed in the farmland preservation zoning district. Yes No
- (b) The rezoning is consistent with any applicable comprehensive plan. Yes No
- (c) The rezoning is substantially consistent with the county certified farmland preservation plan. Yes No
- (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use. Yes No

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

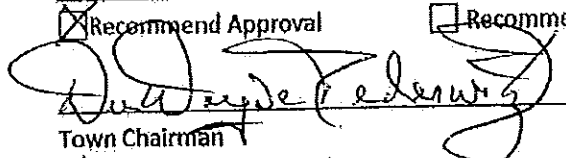
Recommend Approval Recommend Denial


Plan Commission Chairperson

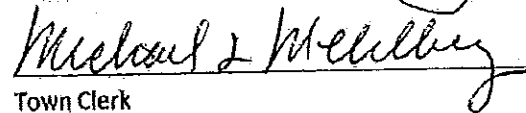
Date: 4/18/18

Town Board

Recommend Approval Recommend Denial


Town Chairman

Date: 5/14/18


Town Clerk

Date: 5/14/18

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

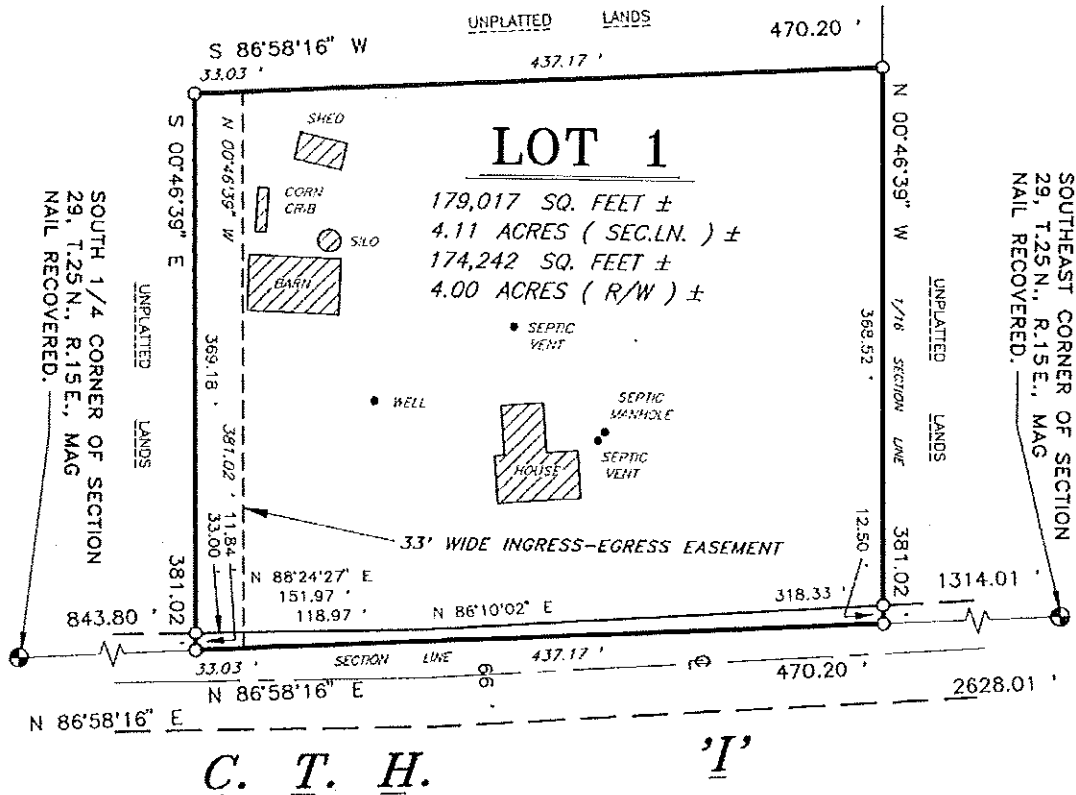
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SW1/4 OF THE SE1/4,
SECTION 29, T.25 N., R.15 E., TOWN OF
MATTESON, WAUPACA COUNTY, WISCONSIN.

SCALE : 1" = 100'



PRELIMINARY



R.W. NORDIN & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
N5841 STATE HWY. "47-55" SHAWANO, WI 54166
(715) 526-3638 FAX (715) 524-9922

LEGEND AND NOTES

- DENOTES 1" (O.D.) x 18" IRON PIPE SET, MIN. WEIGHT = 1.13 LBS./LINEAL FOOT.
- DATE : 03/26/2018 NOTES NO. : 16105
- RECORDED AS BEARINGS OR DISTANCES ARE SHOWN IN () WHEN DIFFERENT.
- PLEASE VERIFY CURRENT SETBACK RESTRICTIONS WITH THE WAUPACA COUNTY PLANNING & ZONING OFFICE.
- PLEASE REFER TO THE WAUPACA COUNTY DENSITY MANAGEMENT TRACKING SYSTEM MAINTAINED BY THE WAUPACA COUNTY ZONING DEPARTMENT (811 HARDING STREET, WAUPACA, WI) FOR CURRENT INFORMATION ON AVAILABLE RESIDENTIAL DEVELOPMENT RIGHTS ON THIS/THESE PARCELS.
- ACCESS TO C.T.H. "I" IS REGULATED BY THE WAUPACA COUNTY HIGHWAY DEPARTMENT. PERMITS ARE REQUIRED FOR ANY WORK DONE IN THE HIGHWAY RIGHT-OF-WAY.

PETE SASSE
E10372 CTY. HWY. 1
CLINTONVILLE, WISCONSIN 54929

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PAGE
BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE1/4, SECTION 29 AS N 86°58'16" E PER THE WISCONSIN COUNTY COORDINATE SYSTEM FOR WAUPACA COUNTY MAD 83/91 DATUM.

CERTIFIED SURVEY MAP

BEING PART OF THE SW1/4 OF THE SE1/4, SECTION 29, T.25 N., R.15 E., TOWN OF MATTESON, WAUPACA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Wayne R. Reuter, Professional Land Surveyor, Wisconsin Registration No. S-2263, do hereby certify that I have surveyed, divided, mapped and monumented the following lands: That part of the SW1/4 of the SE1/4 of Section 29, Township 25 North, of Range 15 East, Town of Matteson, Waupaca County, Wisconsin, bounded and described as follows: Commencing at the South 1/4 corner of the said Section 29; thence N86°58'16"E along the section line 843.80 feet to a set 1" iron pipe and the place of beginning; thence N86°58'16"E continuing on the same line 470.20 feet to a set 1" iron pipe at the one-sixteenth corner; thence N00°46'39"W along the one-sixteenth line 381.02 feet to a set 1" iron pipe; thence S86°58'16"W 470.20 feet to a set 1" iron pipe; thence S00°46'39"E 381.02 feet to the place of beginning. Subject to that part used for roadway purposes and all easements and restrictions of record. This CSM contains 179,017 sq. ft. or 4.11 acres more or less. Being part of the lands described in Document: 795682; Tax parcel 14 29 42 1.

Also, an easement 33.00 feet in width for the purposes of ingress and egress upon the west 33.00 feet of Lot 1, as shown on the face of this Certified Survey Map.

I further certify that I made said survey and map by order and direction of Allen and Rosemary Sasse Revocable Living Trust Dated August 16, 2011 owner of the said lands.

That the map hereon drawn is a true and correct representation of all the exterior boundaries of the said survey and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the sub-division regulations of the Town of Matteson and Waupaca County in surveying and mapping the same.

Dated this _____ day of _____, 2018.

Wayne R. Reuter, PLS

PRELIMINARY

Town Certificate

Approved for the Town of Matteson this _____ day of _____, 2018.

Town Representative

PAGE

CERTIFIED SURVEY MAP

**BEING PART OF THE SW1/4 OF THE SE1/4, SECTION 29, T.25 N.,
R.15 E., TOWN OF MATTESON, WAUPACA COUNTY, WISCONSIN.**

Owner's Certificate

As Trustee of the Allen and Rosemary Sasse Revocable Living Trust Dated August 16, 2011, I hereby certify that I caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and monumented as represented herein. I also certify that this map is required to be submitted to the following for approval. (1) Town of Matteson and (2) Waupaca County.

WITNESS the hand and seal of the said trustee this ____ day of _____, 2018.

Peter A. Sasse (Trustee)

State of Wisconsin)
SS
Shawano County)

PRELIMINARY

Personally came before me this ____ day of _____, 2018, the above-named Peter A. Sasse to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My commission expires _____

Treasurer's Certificate

I, being the duly elected qualified and acting treasurer of the County of Waupaca, respectively, do hereby certify that there are no unpaid taxes or special assessments and no unredeemed tax sales on any of the lands included in this Certified Survey Map.

Dated this ____ day of _____, 2018.

County Treasurer

CERTIFICATE OF THE WAUPACA CO. PLANNING & DEVELOPMENT DEPARTMENT

Approved under the terms of the Waupaca County Subdivision Ordinance this ____ day of _____, 2018.

Waupaca County Representative

PAGE

Homeowner Assignment of Density Rights

Parent Parcel 14-29-42-1 CSM V P

Acreage: 48 Zoning District: Ag. Retention

Town Density Assignment: D-20 Max Lot Size: 3 / Min Lot Size: 1 acre

Original Available 2 # Existing Development: 1

Available Units (original available - existing): 1

Child Parcel LOT # 1

Acreage: 4 Property address: E10372 Cty. Hwy. I

Density Units assigned here (if any structures, must be at least 1): 2 (RR-0)

Existing Development: 1 # Available (assigned - existing):

Child Parcel Remainder of parcel 14-29-42-1 LOT #

Acreage: 44 Property address: NA

Density Units assigned here (if any structures, must be at least 1): 0

Existing Development: # Available (assigned - existing):

Child Parcel LOT #

Acreage: Property address:

Density Units assigned here (if any structures, must be at least 1):

Existing Development: # Available (assigned - existing):

I hereby acknowledge and accept the assignment of development rights as illustrated above.

The signature of all owners of parent parcel must be notarized. Attach separate sheet if necessary

* [Signature]
3-6-18

P.A. SASSE & ASSOC., INC.
E8831 VELTE ROAD
CLINTONVILLE, WI 54929
PH 715-823-5775 FAX 715-823-4966

Subscribed and sworn to before me this
6 day of March, 2018
[Signature] Notary Public
Waupaca County, Wisconsin.
My Commission expires 8-6-21

Waupaca County Planning & Zoning Office, 811 Harding St, Waupaca WI 54981

Phone: (715) 258-6255

Planning and Zoning



March 5, 2018

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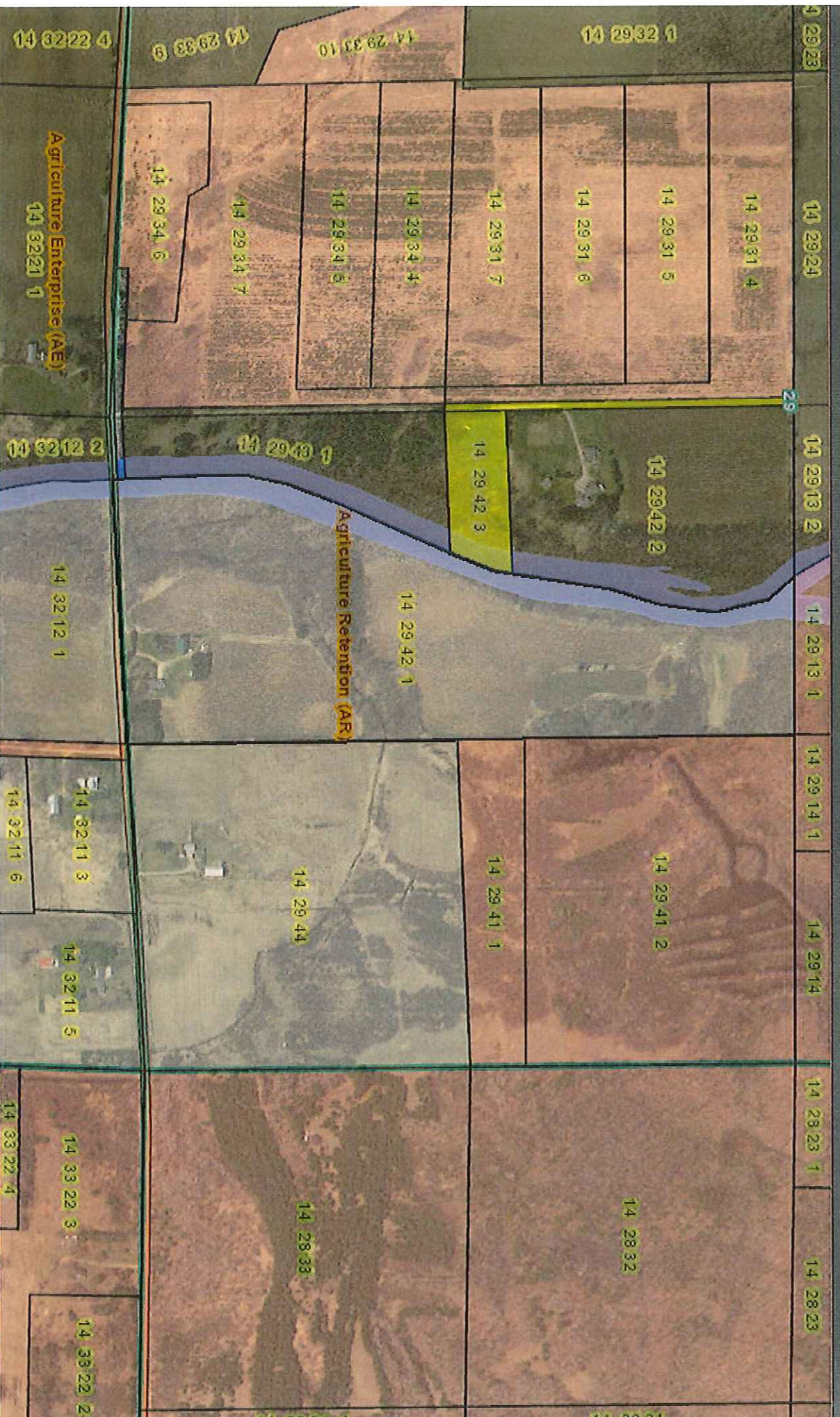
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Planning and Zoning



March 5, 2018

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- Parcel - Local Zoning
- Parcel - County Zoning

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**PETITION FOR ZONING MAP AMENDMENT
for Areas within Farmland Preservation**

David J. & Shelley Reiter Rev. Trust

June 7, 2018

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Petition for Zoning Map Amendment from an AE (Agriculture Enterprise) District to an RR-O (Rural Residential - Overlay) District to create a two (2) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use one (1) development rights to create the two (2) acre parcel.

Legal Description:

Located in part of the SW ¼ of the SE ¼ of Sec. 26 Town of Bear Creek, lying along Blueberry Rd., Fire Number E9162, Waupaca County, Wisconsin. (Part of Parcel Number 01-26-43-7)

Exhibits:

1. Petition for Zoning Map Amendment for Areas within Farmland Preservation was received by Waupaca County on April 17, 2018.
2. Town recommendation was received by Waupaca County on May 16, 2018.
3. A Certified Survey Map showing the location of the newly created parcel.
4. Sec. 8.07(1)(a) FP: Farmland Preservation Overlay and in Table 5.1 of the Special Regulations for Districts within Farmland Preservation.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* The Applicant is requesting approval of a Petition for Zoning Map Amendment for Areas within Farmland Preservation from an AE (Agriculture Enterprise) District to an RR-O (Rural Residential - Overlay) District to create a two (2) acre parcel for a non-farm residence. This property is within Farmland Preservation and will use one (1) development right to create the two (2) acre parcel.
 2. *Permit Type.* According to the Waupaca County Zoning Ordinance Sec. 8.07(1)(a): Farmland Preservation Overlay and in Table 5.1 of the Special Regulations for Districts within Farmland Preservation it states that a non-farm single family residence is not a permitted use in an AE (Agriculture Enterprise) District. Single family residences are only permitted in the RR-O (Rural Residential - Overlay) District which requires the applicant to obtain a Zoning Map Amendment for Areas within Farmland Preservation.
 3. *Permit Processing.* The Petition for Zoning Map Amendment for Areas within Farmland Preservation was received by Waupaca County on April 17, 2018. Property owners within 300 feet of the subject property were sent notice of the public hearing on May 21, 2018.
-

4. *Site Characteristics.* The subject property is currently vacant and has been partially used for agriculture.
5. *Adjacent Land Uses and Zoning.* The area is currently located in an AE (Agriculture Enterprise) District and is surrounded by the AE (Agriculture Enterprise) District. The parent parcel has a dug pond and a fair amount of wetlands located on it.
6. *Town of Bear Creek Recommendation.* The Town of Bear Creek Planning Commission and Town Board met on May 14, 2018 and both have recommended approval of this request.
7. *Consistency with the Town of Bear Creek Comprehensive Plan.* The Town of Bear Creek's Preferred Land Use Map is planned for Agriculture which is consistent with this proposed use.
8. *Consistency with Waupaca County Comprehensive Plan.* The Town of Bear Creek did participate in the Waupaca County planning process. As such, the County Plan incorporates the Town Plan contents and is consistent with the Town Plan.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Petitions for Zoning Map Amendment.

Criteria of Approval

- A. Required Showing for a Petition for Zoning Map Amendment: The proposal must demonstrate consistency for approval of a Petition for Zoning Map Amendment :
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive plan.
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses.

Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the Petition for Zoning Map Amendment request will not adversely affect the uses of surrounding properties.

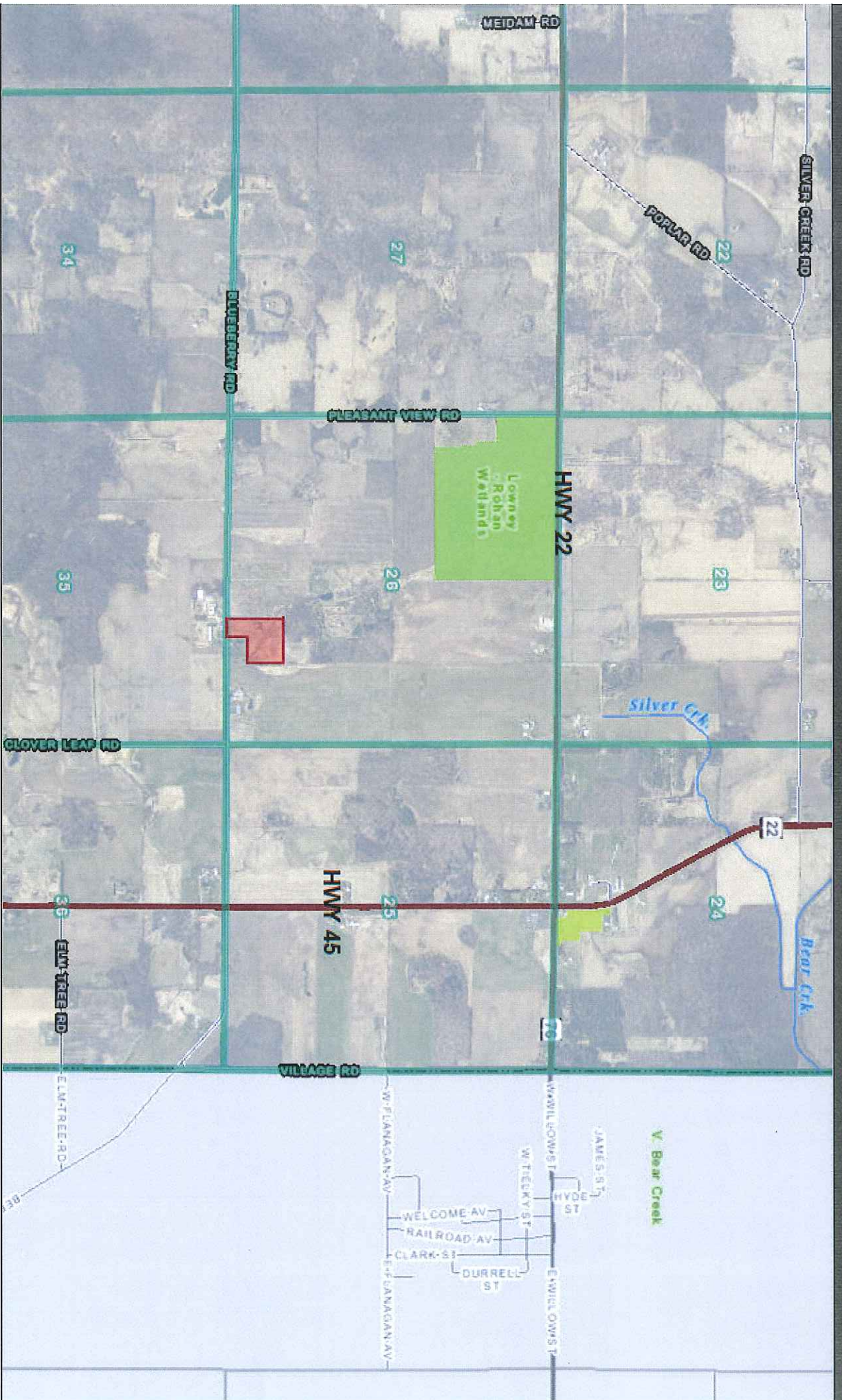
RECOMMENDATION

Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the Petition for Zoning Map Amendment.



Jason Snyder, Zoning Administrator

REITER, SECTION 26, TOWN OF BEAR CREEK



April 19, 2018
To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php
Map Key

Map Data Sources -> Waupaca County Land Information

Search Results: Tax Parcels

Override 1

Section Lines

Section Lines



ATTENTION!
GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

REITER, SECTION 26, TOWN OF BEAR CREEK



April 19, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php
Map Key

Search Results : Tax Parcels

Override 1

New Parcel Numbers

Map Data Sources -> Waupaca County Land Information

ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM



4/19/2018
REAL ESTATE

Waupaca County Zoning Department
01 26 43 7



Owner: REITER REV TRUST, DAVID J & SHELL E9106 BLUEBERRY RD NEW LONDON WI 54961

SEC26 T24N R14E PRT SWSE DAF LT2 CSM V28P97 | V414P06 V456P730 EX V507P600 V528P450 11.77A

Acres: 11.770	Agriculture Enterprise	Violation:	Evaluation Date:
Land Value: 9,000	1 unit per 40 acres. (D-40)	Affidavit:	WI Fund:
Improvements:	Residential Density: 1 unit/40 acres	Soil Report: Yes	LOMA:
Wetlands	Minimum Lot Area: 1 acre	TOPO:	
	<i>2 acre - Farm land Preservation</i>	Comments:	
	C-2		

Document Images Available

Document	Date	Permit
FORMS	1/27/2015	D01-006-12 V28P97
SOILREPORT	1/31/2018	2017 THOMPSON

associated with close proximity to large livestock farming operations. This classification will also help protect agricultural operations from the land use conflicts associated with close proximity to urban and suburban growth and development areas.

2. This overlay will be utilized to establish an area, (generally within one-half (1/2) mile) surrounding the current boundaries of cities, villages, and rural sanitary districts where new livestock farming operations with fewer than five hundred (500) animal units will be allowed, but new operations with five hundred (500) or more animal units will not be allowed. Animal units are defined by Wisconsin Administrative Code ATCP 51.
3. New nonfarm residential structures shall not be allowed within one thousand (1,000) feet of structures, barns, manure storage structures, feed storage structures, etc. related to livestock operations with five hundred (500) or more animal units. Residential structures for affiliated parties, house for child or farm employees, are exempted from this policy.

8.05 Floodplain Overlay

See the Waupaca County Floodplain Ordinance Chapter 36.

8.06 RP: Resource Protection Overlay District

1. Purpose: To identify, conserve, and protect valued natural and cultural resources that contribute to the County's character, natural environment and history which may include regulatory wetlands and floodplains, wetland buffers, floodplain buffers, surface water buffers, steep slopes, exposed bedrock, wellhead protection areas, woodlots, scenic vistas, wildlife habitat, historic sites, archeological sites, and similar resources. The RP Overlay District corresponds with the Resource Protection Preferred Land Use Category within the Waupaca County Comprehensive Plan.
2. Specific lands within the Resource Protection Overlay District may be removed under one or more of the following circumstances:
 - (a) A more detailed study by a qualified, licensed professional reveals that the characteristic(s) which resulted in the property's designation as a Resource Protection Overlay District no longer exist(s), or never existed;
 - (b) Approvals from appropriate State or Federal agencies are granted to alter a property so that the characteristic(s) which resulted in its classification as an environmental corridor no longer exist; or
 - (c) A mapping error has been identified by the Planning & Zoning Director and/or Planning & Zoning Committee.
3. In the case of the above situations, the property can be zoned in accordance with the adopted Town Comprehensive Plan Preferred Land Use Map without undergoing the formal rezone process, as the circumstances for inclusion within the Resource Protection Overlay District have materially altered. The applicant is responsible for providing an accurate scaled map depicting the revised natural resource boundary. The map shall be prepared by a qualified professional or a land surveyor licensed by the State of Wisconsin.

8.07 FP: Farmland Preservation Overlay

Purpose: To provide for the preservation of farmland, environmental corridors and open space over areas where it is mapped. This overlay will only be mapped over an underlying base agricultural and forestry zoning district (i.e., Agricultural Retention (AR), Agricultural Enterprise (AE) and Private Recreation and Forestry (PVRF)) to impose regulations in addition

to those required by that base agriculture district. This overlay district will be used to represent with the areas identified by participating towns as being consistent with the objective criteria used to define areas to be within Farmland Preservation. During the comprehensive planning process, towns that have a large agricultural contingency created their future land use maps with Farmland Preservation, and more specifically, the Working Lands Initiative in mind. This overlay will in large part be implementing the planning process that have already occurred at the local and county level. This overlay, once approved, can only be modified by approved rezones (in accordance with Wis Stats 91.48) or by a Comprehensive Plan amendment with a companion amendment to the Farmland Preservation Plan (in accordance with Wis Stats 66.1001 and 91.20).

Specific regulations for lands within this overlay:

- a. No non-farm residential development will be allowed for lands within this overlay without a rezone out of the underlying district and into Rural Residential – Overlay (RR-O) or Rural Commercial – Overlay (RC-O). All rezones will need to be found compliant with State Statutes 91.48(1) prior to approval. Once approved, this overlay will automatically be adjusted to no longer include RR-O or RC-O zoned property. Note: all properties that receive a rezone will be automatically taken out of the Certified Farmland Preservation zoning district area and will be tracked to provide DATCP an annual audit by March 1 of every year pursuant to State Statute 91.48 (2);
- b. The amount of rezones for non-farm development allowed within this overlay will be regulated by the density requirements determined by the underlying base zoning districts. The density requirements for the base zoning districts will be consistent with the town of jurisdiction’s Comprehensive Plan. As soon as density rights are no longer available for an owner, the remaining lands will be placed in a Restricted Development Overlay that will bar any further land divisions. Permits will still be issued for any farm related structures other than principal structures;
- c. The minimum lot size for non-farm development allowed as a rezone within this overlay will be 2 acres. A lot size larger than the minimum will require additional development rights at the rate of 1:2. For fractional sizes, the necessary development rights will be determined by dividing the proposed lot size by 2 then rounding up to the nearest whole number. For example, for a 9 acre proposed lot, $9/2=4.5$ which rounds up to 5 development rights. Exceptions would include:
 - (1) For the purpose of consolidation of farm structures. The lot area may be increased up to ten (10) acres in area with Township approval. This would only require one (1) development right.
 - (2) For the conveyance of large tracts of land that would consist of one-half (1/2) of a quarter-quarter (1/4, 1/4) will be allowed as an exemption of the development right rate of 1:2. A Homeowner Assignment of Density Rights form must be completed for these land divisions as required by Sec. 7.03 (B) (5).
- d. The transfer of development rights will be allowed from this overlay into lands outside, but not vice versa. The transfer of development rights will also be allowed if the parcels are zoned differently or if the transfer is between farms, provided that the owner is in common, without regard to contiguity of the parcels, and are all

APR 17 2018

Waupaca County

Fee \$400.00 Check # _____ ATF

Zoning Map Amendment Application for Areas within Farmland Preservation

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Owner: E-mail Address: dreiter@atozmachine.com
 Last Name: Reiter First Name: Dave Phone #: 920-716-1649
 Address: E9106 Blueberry Rd City: New London State & Zip: 54961

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Parcel Number: 01 - 26 - 43 - 7 - Size of Parcel: 2 ac Physical Address: Blueberry

List Parcel Numbers if more than one, attach a list if necessary. N/A

Current Zoning District: AE Current Use and Improvements: vacant land

Proposed Zoning District: RRO Proposed Use: (State exactly what use is intended for the property.)
Residential Development

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

- The following items must be enclosed in order for the application to be processed:
- ✓ Application fee (payable to Waupaca County) After the Fact fee is a double fee
 - ✓ Town Recommendation Form
 - ✓ A detailed explanation and plans showing the location of the proposed area of use. Plans must be drawn to scale showing all dimensions necessary to determine compliance with standards. (i.e. parking spaces, driveway areas, building size(s), building height(s), and setbacks from all property lines)
 - ✓ Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

APR 17 2018

Property Owner Signature Dave Reiter Date 4/13/18
Agent Signature: _____ Date _____

page 1 of 2

DIAGRAM OF PLANS

Diagram of Plans: It is required that only one zone classification exist per tax parcel. A Certified Survey Map completed by a registered land surveyor will be required for the creation of new parcels. If a CSM is required it must be received with all applicable fees and approved by the Planning and Zoning Office prior to the public hearing in front of the Planning and Zoning Committee . If the zone map amendment is approved by the County Board the CSM will be recorded thereafter as previously approved.

See preliminary CSM

TOWN RECOMMENDATION FORM

Waupaca County Zoning Map Amendment Petition within Farmland Pres.

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: dreiter@ataz-machine.com
Last Name: Reiter First Name: Dave Phone #: 920-716-1649
Address: E9106 Blueberry City: New London State & Zip: 54961

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 01 - 26 - 43 - 7 - Size of Parcel: 2ac
Location: (Gov. Lot _____ or SW 1/4, SE 1/4), Section 26, T 24 N, R 14 E, Town of Bear Creek

Zoning Information

Current Zoning District: (check)
 Private Recreation & Forestry (PVRF)
 Agriculture Enterprise (AE)
 Agriculture Retention (AR)

Proposed Zoning District: (check)
 Rural Residential - Overlay (RR O)
 Rural Commercial - Overlay (RC O)

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?

Residential Development

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

In accordance with WI State Statutes 91.48:

- (a) The land is better suited for a use not allowed in the farmland preservation zoning district. Yes No
- (b) The rezoning is consistent with any applicable comprehensive plan. Yes No
- (c) The rezoning is substantially consistent with the county certified farmland preservation plan. Yes No
- (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use. Yes No

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

Recommend Approval Recommend Denial

Daniel J. Hansen

Date: 5-14-2018

Plan Commission Chairperson

Town Board

Recommend Approval Recommend Denial

Douglas Belcher

Date: 5-14-2018

Town Chairman

Cassie Hripentrog

Date: 5-14-2018

Town Clerk

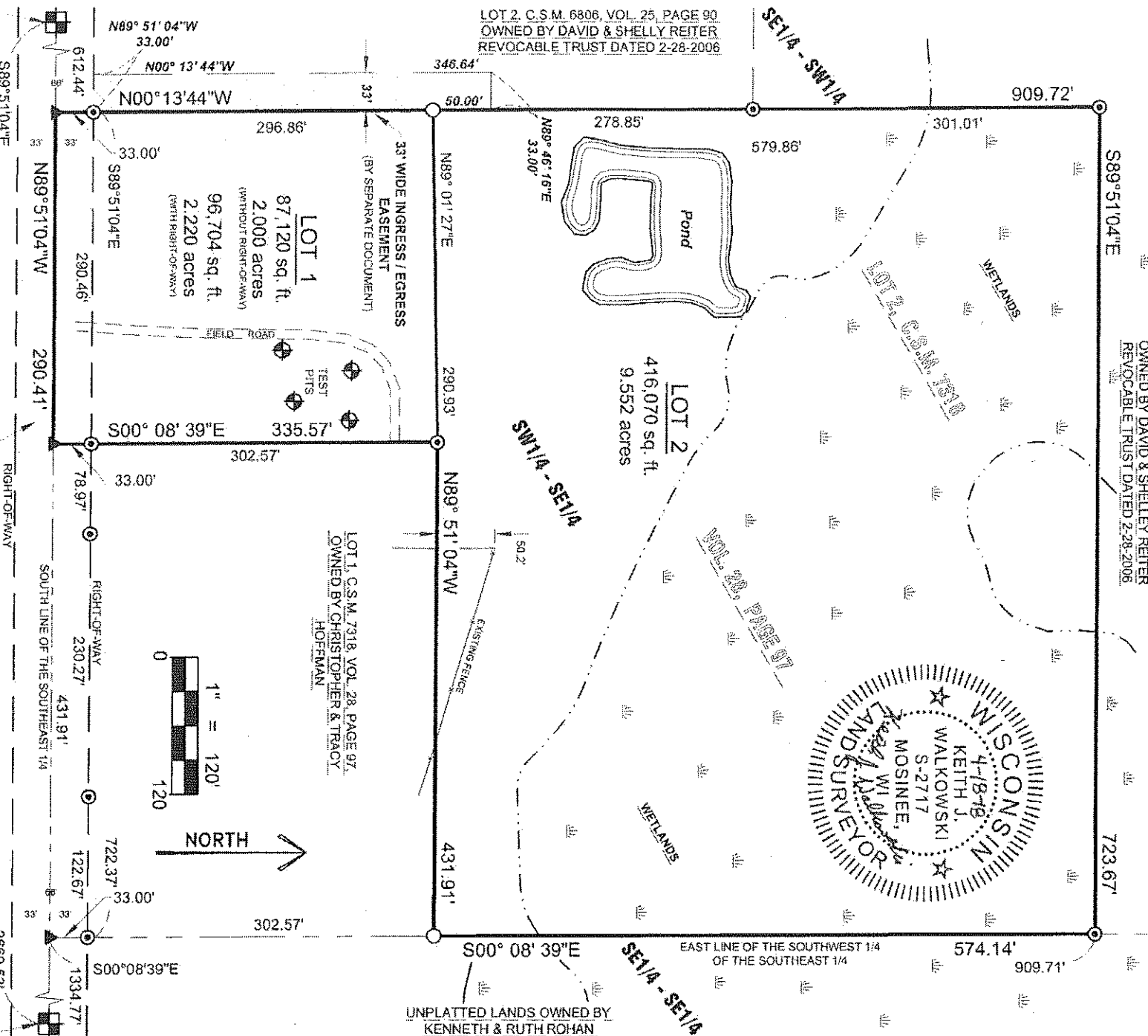
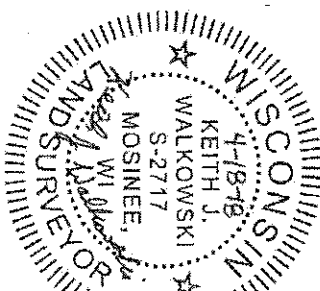
Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

WAUPACA COUNTY CERTIFIED SURVEY MAP NO. _____

Of Lot 2 of Certified Survey Map Number 7318 recorded in Volume 28 of Certified Survey Maps on Page 97 located in the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 24 North, Range 14 East, Town of Bear Creek, Waupaca County, Wisconsin.

LOT 2, C.S.M. 7058, VOL. 27, PAGE 2
OWNED BY DAVID & SHELLY REITER
REVOCABLE TRUST DATED 2-28-2006



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUPACA COUNTY MAD83 (2007) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 14 EAST, MEASURED TO BEAR SOUTH 89°51'04" EAST.

SHEET 1 OF 3

- LEGEND**
- - 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
 - - FOUND 1-1/4" O.D. IRON PIPE
 - ▲ - FOUND PK NAIL WITH ALUMINUM WASHER
 - () - RECORDED BEARING/LENGTH

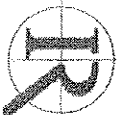
SOUTHEAST CORNER
SEC. 26, T24N, R14E,
FOUND HARRISON
MONUMENT

BLUEBERRY ROAD
SEE SHEET 2 FOR NOTES

SOUTH 1/4 CORNER
SEC. 26, T24N, R14E,
FOUND HARRISON MONUMENT

LOT 1, C.S.M. 7318, VOL. 28, PAGE 97,
OWNED BY CHRISTOPHER & TRACY
HOFFMAN

UNPLATTED LANDS OWNED BY
KENNETH & RUTH ROMAN



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE, WESTON, WI 54476
PH 715-241-7500 FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	DATE APRIL 16, 2018
CHECKED BY K.J.W.	PROJECT NO. 2811
PREPARED FOR: DAVID REITER	

WAUPACA COUNTY CERTIFIED SURVEY MAP NO. _____

Of Lot 2 of Certified Survey Map Number 7318 recorded in Volume 28 of Certified Survey Maps on Page 97 located in the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 24 North, Range 14 East, Town of Bear Creek, Waupaca County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 2 of Certified Survey Map Number 7318 recorded in Volume 28 of Certified Survey Maps on Page 97 located in the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 24 North, Range 14 East, Town of Bear Creek, Waupaca County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 26; Thence South 89°51'04" East along the South line of said Southeast 1/4, 612.44 feet to the West line of said Lot 2 of Certified Survey Map Number 7318 and the point of beginning; Thence North 00°13'44" West along said West line, 909.72 feet to the North line of said Lot 2 of Certified Survey Map Number 7318; Thence South 89°51'04" East along said North line, 723.67 feet to the East line of said Southwest 1/4 of the Southeast 1/4; Thence South 00°08'39" East along said East line, 574.14 feet to the North line of Lot 1 of said Certified Survey Map Number 7318 recorded in Volume 28 of Certified Survey Maps on Page 97; Thence North 89°51'04" West along said North line, 431.91 feet to the West line of said Lot 1 of Certified Survey Map Number 7318; Thence South 00°08'39" East along said West line, 335.57 feet to said South line of the Southeast 1/4; Thence North 89°51'04" West along said South line, 290.41 feet to the point of beginning.

That the above described parcel of land contains 512,774 square feet or 11.772 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a proposed 33' wide Ingress / Egress easement;

That I have made this survey, division and map thereof at the direction of David and Shelley Reiter, Owners of said parcel;

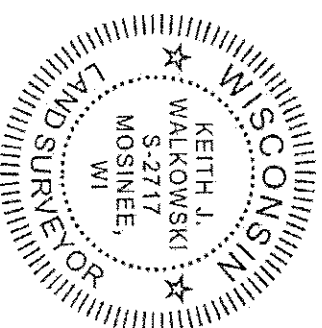
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-EZ of the Wisconsin Administrative Code and the subdivision regulations of Waupaca County and the Town of Bear Creek in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 18TH day of APRIL, 2018




Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



NOTES:

1. REFER TO THE WAUPACA COUNTY DENSITY MANAGEMENT TRACKING SYSTEM MAINTAINED BY THE WAUPACA COUNTY ZONING DEPARTMENT FOR CURRENT INFORMATION ON AVAILABLE RESIDENTIAL DEVELOPMENT RIGHTS ON THESE PARCELS.
2. REFER TO THE WAUPACA COUNTY ZONING AND THE TOWN OF BEAR CREEK FOR CURRENT BUILDING SETBACK RESTRICTIONS.
3. THE LAND WITHIN THE RIGHT-OF-WAY OF BLUEBERRY ROAD IS SUBJECT TO THE RIGHTS OF THE PUBLIC AS MAINTAINED AND TRAVELED.
4. THE WETLANDS LOCATIONS AS SHOWN HEREON WERE SCALED FROM THE WAUPACA COUNTY GIS MAPPING AND ARE APPROXIMATE. THEY CAN BE FOUND ON THE WAUPACA COUNTY GIS MAPPING DATA BASE AND ARE FOR INFORMATION USE ONLY.

SHEET 2 OF 3

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE, WESTON, WI 54476 PH 715-241-7500 FAX 715-255-6894 email - mail@riversidelandsurveying.com		DRAWN BY	DATE
		M.F.L.	APRIL 16, 2018
CHECKED BY		PROJECT NO.	
K.J.W.		2811	
PREPARED FOR:		DAVID REITER	

WAUPACA COUNTY CERTIFIED SURVEY MAP NO. _____

Of Lot 2 of Certified Survey Map Number 7318 recorded in Volume 28 of Certified Survey Maps on Page 97 located in the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 24 North, Range 14 East, Town of Bear Creek, Waupaca County, Wisconsin.

Owners Certificate

David J. Reiter and Shelley A. Reiter Revocable Trust dated February 28, 2006, as owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped, along with the proposed ingress-egress easement as layed out and represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Bear Creek and Waupaca County Zoning Department.

witness the hand and seal of said owner this _____ day of _____, 2018.
in presence of:

David J. Reiter

Shelley A. Reiter

State of Wisconsin)

ss

(County)

Personally came before me this _____ day of _____, 2018,
the above named David J. Reiter and Shelley A. Reiter to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____ Wisconsin

MY COMMISSION EXPIRES _____

TOWN OF BEAR CREEK CERTIFICATE
Approved for recording under the terms
of the Town of Bear Creek.

By _____
Town Chairman

Date _____

WAUPACA COUNTY ZONING CERTIFICATE
Approved for recording under the terms
of the Waupaca County Zoning Department.

By _____
County Planning Administrator

Date _____

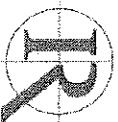
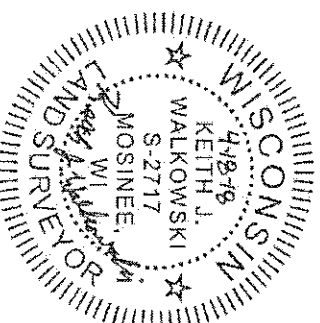
WAUPACA COUNTY TREASURER CERTIFICATE

My records have been reviewed and there are no delinquent taxes on this property.

County Treasurer

Date

SHEET 3 OF 3



RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE, WESTON, WI 54476 PH 715-241-7500 FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	APRIL 16, 2018
CHECKED BY	PROJECT NO.
K.J.W.	2811
PREPARED FOR:	DAVID REITER

CONDITIONAL USE PERMIT APPLICATION

Timothy M. Mullen et al

June 7, 2018

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Conditional Use Permit application for Animal Husbandry (chickens, turkeys, ducks) in an RR (Rural Residential) District on approximately 3.8 acres.

Legal Description:

Located in part of the SE ¼ of the SE ¼ of Sec. 4, Town of Dayton, lying along Cleghorn Rd., Fire Number N2070, Waupaca County, Wisconsin. (Parcel Number 03-04-44-5)

Exhibits:

1. Conditional Use Permit application received by Waupaca County on February 13, 2018.
2. Town recommendation from the Town of Dayton.
3. Aerial maps showing the layout of the area and the structures on the property.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* The Applicant is requesting approval of a Conditional Use Permit application for Animal Husbandry (chickens, turkeys, ducks) in an RR (Rural Residential) District on approximately 3.8 acres.
2. *Permit Type.* According to Sec. 6.10(2) and Table 5 of the Waupaca County Zoning Ordinance, Animal Husbandry in an RR (Rural Residential) District requires the approval of a Conditional Use Permit. Conditional Use Permit applications are processed in accordance with Section 14.05 of the Waupaca County Zoning Ordinance.
3. *Permit Processing.* The Conditional Use Permit application was received on February 13, 2018. Property owners within 300 feet of the subject property were sent notice of the public hearing on May 21, 2018.
4. *Site Characteristics.* The subject property currently has a dwelling and several accessory structures on it.
5. *Adjacent Land Uses and Zoning.* Adjacent lands have predominantly residential uses on them. This property and neighboring properties are in the RR (Rural Residential) District.

6. *Town of Dayton Recommendation.* The Town of Dayton Planning Commission and the Town Board met on April 9, 2018 and they have both recommended approval of this request with conditions. The conditions the Town would like to see applied are:
1. No more than forty birds onsite.
 2. The animals shall be penned.
 3. Shall have a shelter for the animals.
7. *Consistency with the Town of Dayton Comprehensive Plan.* The Town of Dayton's Preferred Land Use Map is planned for the Residential Planning District which is consistent with this proposed use as a Conditional Use Permit.

Consistency with Development Standards:

8. *Zoning.* The subject property is situated in the RR (Rural Residential) District.

a. Lot Site Regulation. Yard and Setback Regulations.

	RR
Front	63' to centerline or 30' to ROW, whichever is greater, 50' from right of way of state highway.
Rear	15'
Side	15'

- b. *Land Use.* Animal husbandry is compliant with the County Zoning Ordinance provided that the Conditional Use permit is approved and that all conditions approved and ordinance standards are adhered to.
- c. Ch 34 Section 6.10(2):

Agriculture – Animal Husbandry: Land uses that include keeping livestock, beekeeping, aquaculture, fur farming, and any other use that the Department of Agriculture, Trade, and Consumer Protection, by rule, identifies as an agricultural use.

- (a) In nonfarm residential lots within AE, AR, AWT, and PVRF zoning districts, one (1) animal unit per acre of lot area shall be permitted. Animal units are defined in the Wisconsin Administrative Code Section 243.05(4). A listing of animal units is provided in Appendix B. Any animal units above this limit shall be considered through the Conditional Use Permit process in these instances.
- (b) For horse keeping, a Conditional Use Permit will not be considered by the Planning and Zoning Committee unless the applicant meets the minimum of one (1) acre per horse. An exception to the minimum of one (1) acre per horse may be allowed with a long term lease agreement for additional acreage.
- (e) For horse keeping, property owners must provide a shelter for horses with a minimum of three (3) walls and a roof.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on conditional use permit applications.

Criteria of Approval

- A. Required Showing for a Conditional Use Permit: The proposal must demonstrate consistency for approval of a Conditional Use Permit:
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive Plan.
 - The proposed action is consistent within the zoning district in which it is located and in the vicinity of the subject property.
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses which cannot be mitigated through the application of reasonable conditions.
 - The Planning and Zoning Committee may attach to any permit approval such reasonable conditions as may be necessary to assure that development will comply with the above criteria for approval.

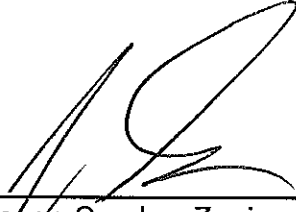
Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the conditional use permit request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of this Conditional Use Permit subject to any conditions of approval applied by the Planning & Zoning Committee. The Waupaca County Planning and Zoning Staff recommend the following conditions:

1. No more than forty birds onsite.
2. The animals shall be penned.
3. There shall be a shelter for provided for the animals.



Jason Snyder, Zoning Administrator

Table 5.0 (continued)

Zoning Districts⁵

Land Uses	Conservancy District ⁴	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet ¹	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	Land Use Definition and Requirements (Section #)
	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RH	
INDUSTRIAL LAND USES 6.07															
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service												C			1
Light Industrial												C	P ¹	P ¹	2
Heavy Industrial												C	C	C	3
Contractor Shop			C	C	C	C					C	C	P ¹	P ¹	4
Truck, Freight or Bus Terminal														C	5
Mineral Extraction (Non-Metallic)			C	C	C	C							C	C	6
Salvage Yard														C	7
Solid or Hazardous Waste Facility														C	8
PUBLIC / INSTITUTIONAL LAND USES 6.08															
Community Living Facility - 1 to 8 Residents			C	C	P	P	P	P	C	P					1
Community Living Facility - 9 to 15 Residents			C	C	C	C		C	C	C					2
Community Living Facility - 16 or More Residents			C	C	C	C		C	C						3
Outdoor Institutional			C	C	C	C	C	C	C	C	P ¹	P ¹			4
Airport					C	C							C	C	5
Minor Indoor Institutional		C	C	C	C	C	C	C	C	P ¹	P ¹	P ¹			6
Major Indoor Institutional		C	C	C	C	C	C	C	C		C	C			7
Public Service and Utility			C			C		C	C	C	C	C	C	C	8
Small Solar Energy Systems		P	P	P	P	P	P	P	P	P	P	P	P	P	9
Large Solar Energy Systems			P	P	P	P					P	P	P	P	10
PARK / RECREATION LAND USES 6.09															
Outdoor Public Recreation	C ⁴	P	P			P	P	P	P ¹	P	P	P			1
Outdoor Public Recreation - Active		C	C			C	C	C			C	C			2
Shooting Ranges for Firearms		C	C	C	C	C					C				3
Temporary Events		P	P	P	P	P				P	P	P	P	P	4
Temporary Events (greater than 750 people)		C	C	C	C	C				C	C	C	C	C	4
Campgrounds and Camping Resorts		C	C		C	C		C		C					5
Vehicle Course or Track		C	C	C	C	C						P	P	P	6
OPEN LAND / AGRICULTURE USES 6.10															
Agricultural Use	P ⁴		P	P	P	P	C								1
Agriculture - Animal Husbandry ³	P ⁴		P	P	P	P	C								2
Agriculture - Related Use				C	C	C					C				3
On-site Agricultural Retail				P	P	P									4
Agricultural Accessory Use				P	P	P									5
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles			C	C	C	C									6
Agriculture Home Occupation			P	P	P	C									7
Farm Residence			P	P	P	P									8
Secondary Farm Residence			P	P	P	P									9
Forestry Management	P ⁴	P	P	P	P	P	P								10

¹ Permitted use subject to site plan review as outlined in Section 10.0

² Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.

³ See Section 6.10.2 for permitted animal units within the PVRF zoning district and non-farm residential lots within the AE, AR, and AWT zoning districts.

⁴ No structures allowed as per Section 6.10.

⁵ Accessory Structures are permitted in all zoning districts, except the Conservancy District which may require a Conditional Use Permit, as set forth in Sec. 2.15.

Agriculture – Animal Husbandry: Land uses that include keeping livestock, beekeeping, aquaculture, fur farming, and any other use that the Department of Agriculture, Trade, and Consumer Protection, by rule, identifies as an agricultural use.

- a. For horse keeping, must follow the 2011 Edition of the “Good Horse Keeping Best Practices Manual for Protecting the Environment” from the State of Connecticut; or successor. (Copy on file in the Planning & Zoning Office.)

- (1) Must have a shelter for horses with a minimum of three (3) walls and a roof.

Note: In nonfarm residential lots within AE, AR, AWT, and PVRF zoning districts, one (1) animal unit per acre of lot area shall be permitted. Animal units are defined in the Wisconsin Administrative Code Section 243.05(2). A listing of animal units is provided in Appendix B. Any animal units above this limit shall be considered through the Conditional Use Permit process in these instances. (For horse keeping, a Conditional Use Permit will not be considered by the Planning and Zoning Committee unless the applicant meets the minimum of one (1) acre per horse. An exception to the minimum of one (1) acre per horse may be allowed with a long term lease agreement for additional acreage.)

Waupaca County Zoning Ordinance, Chapter 34

ANIMAL UNIT DENSITY WORKSHEET

Animal Type	Animal Units			
	b. Equiv. factor	c. Current Animal Units	d. Proposed Animal Units	e. Total Units
<i>Example - Broilers:</i>	0.005 x	150,000		= 750
Dairy/Beef Calves (under 400 lbs)	0.20 x			= 0
Dairy Cattle	Milking & Dry Cows	1.40 x		= 0
	Heifers (800 lbs to 1200 lbs)	1.10 x		= 0
	Heifers (400 lbs to 800 lbs)	0.60 x		= 0
Beef	Steers or Cows (400 lbs to market)	1.00 x		= 0
	Bulls (each)	1.40 x		= 0
Veal Calves		0.50 x		= 0
Swine	Pigs (up to 55 lbs)	0.10 x		= 0
	Pigs (55 lbs to market)	0.40 x		= 0
	Sows (each)	0.40 x		= 0
	Boars (each)	0.50 x		= 0
Chickens	Layers (each)	0.01 x		= 0
	Broilers/Pullets (each)	0.01 x		= 0
Buffalo (each)	1.40 x			= 0
Camelids (Camels etc) (each)	1.00 x			= 0
Camelids (Llamas/Alpacas, etc.) (each)	0.20 x			= 0
Deer, Farm Raised (each)	0.20 x			= 0
Donkeys (each)	1.00 x			= 0
Ducks (each)	0.01 x			= 0
Elk (each)	0.70 x			= 0
Ratites/Emu (each)	0.10 x			= 0
Game Birds, Farm Raised (each)	0.01 x			= 0
Goats/Sheep (each)	0.10 x			= 0
Horses (each)	2.00 x			= 0
Ponies/Miniature Horse (each)	0.50 x			= 0
Rabbits (each)	0.01 x			= 0
Turkeys (each)	0.018 x			= 0
Total Animal Units:	Total Animal Units = 0 (add all rows above)			
Total Acreage Needed:				

*The above provisions apply ONLY to non-farm use as defined in Section 1.07(38) of the Waupaca County Zoning Ordinance.

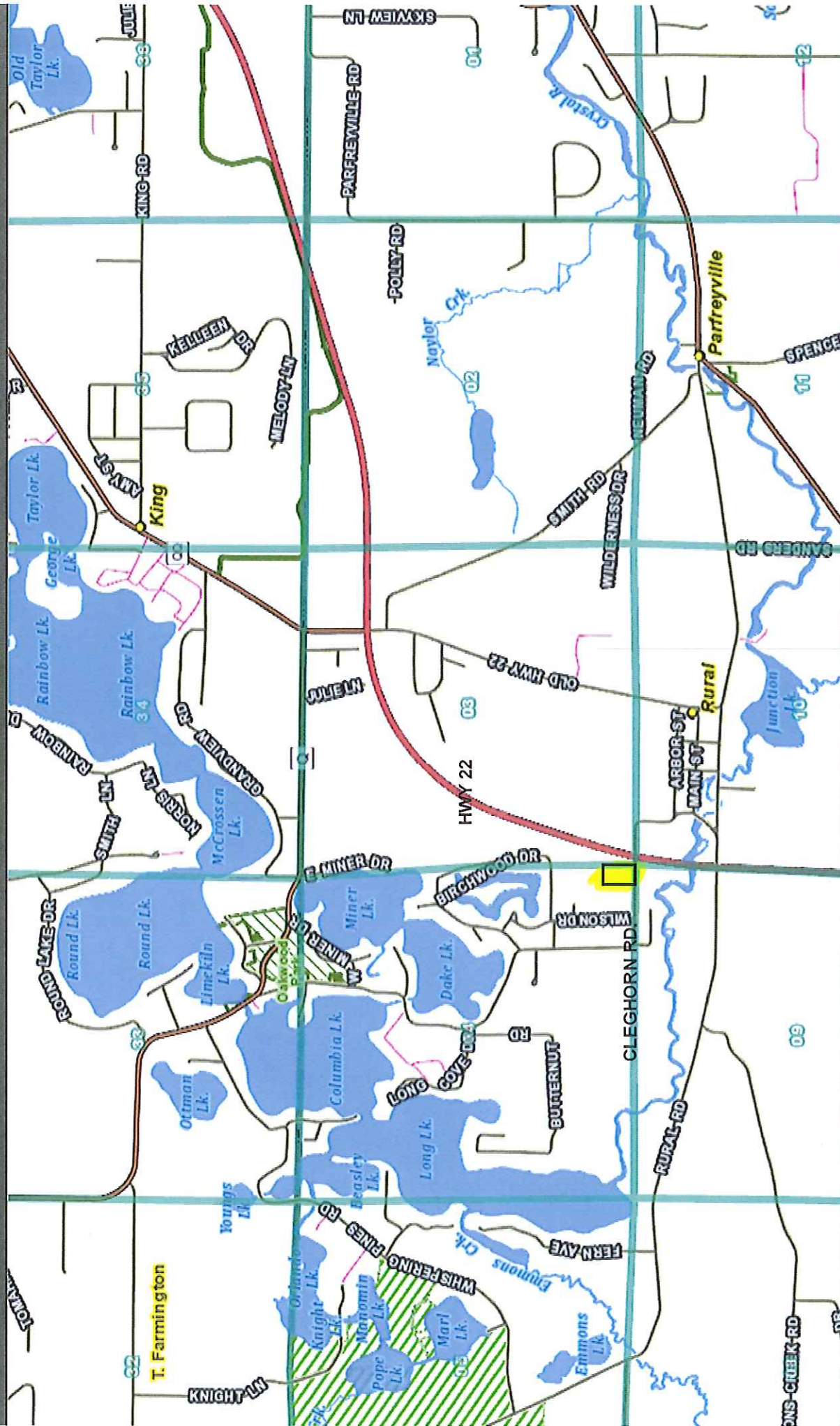
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 Accessory Structure
 Definition 3
 Non-Conforming See Non-Conforming
 Portable Storage Facility 17

MULLEN, N2070 CLEGHORN RD. SEC. 4 DAYTON



Map Data Sources -> Waupaca County Land Information

February 14, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php
Map Key

Farmland Preservation Area

Section Lines

Section Line



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

MULLEN, N2070 CLEGHORN RD. SEC. 4 DAYTON

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Waupaca County, WI



Map Data Sources -> Waupaca County Land Information

February 14, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

-  Farmland Preservation Area
-  Addresses
-  Parcel - Local Zoning
-  Parcel - County Zoning
-  Historic Lot Lines
-  Historic Lot Lines
-  Meander Line
-  Tie Bar
-  Road Right of Way
-  New Parcel Numbers
-  Parcel Changes (Splits-Combos etc)



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FEB 13 2018

Waupaca County

Fee \$400.00 Check # 1732

ATF

Conditional Use Permit Application

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: timothy.mullen1@yahoo.com
Last Name: Mullen First Name: Timothy Phone #: 715-281-8377
Address: 12070 Cleyhan Rd City: Waupaca State & Zip: WI 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information:

Parcel Number: 03-04-44-5 - Size of Parcel: 3.8 acres Physical Address: 12070 Cleyhan Rd.

Location: (Gov. Lot _____ or _____, _____, _____), Section 4, T _____ N, R _____ E, Town of Dayton

Current Zoning District: RR Current Use and Improvements: Residential, Store, Barn, chicken camp
Possible Ducks

Proposed Project: Animal Husbandry Primarily Chickens - 15-20 adults + 3-4 Turkeys

Conditional Use requested per Section 6.10(2) Waupaca County Zoning Ordinance. Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.)

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature Timothy Mullen Date 2/13/18
Agent Signature: _____ Date _____

Planning and Zoning



February 13, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wisconsin.gov/departments/land_information/index.php

Map Key

- Farmland Preservation Area
- Parcel - County Zoning
- Historic Lot Lines
- Parcel Numbers
- Parcel - Local Zoning
- Parcel - Preservation Area
- Parcel - County Zoning
- Historic Lot Lines
- Parcel Numbers
- Parcel - Local Zoning
- Tie Bar
- Road Right of Way
- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)
- Section Lines
- Section Line
- Local Zoning Labels
- Zoning Code Labels

Map Data Sources -> Waupaca County Land Information

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Waupaca County
WISCONSIN

2/14/2018
REAL ESTATE

Waupaca County Zoning Department

03 04 44 5



Property Address: N2070 CLEGHORN RD

Owner: MULLEN, TIMOTHY M ET AL N2020 CLEGHORN RD WAUPACA WI 54981

SEC4 T21N R11E PRT SESE DAF LT2 CSM V11P134 | V648P293 V667P294 V797P673 3.8A

Acres: 3.800	Rural Residential	Violation:	Evaluation Date:
Land Value: 34,300	1 unit per 1 acres. (D-1)	Affidavit:	WI Fund:
Improvements: 135,600	Residential Density: 1 Unit/1 Acres	Soil Report:	LOMA:
\$169,900	Minimum Lot Area: 1 acre	TOPO:	
Wetlands	C-3	Comments:	

Sanitary Permits

Permit	State	Issue Date	Install Date	Last Inspect	Pump Due	Use	Status	Type
806012		7/22/1980	7/22/1980	4/3/2015	4/3/2018	2B	Replacement	Conventional
Comments:					Pumper: NEELIS SR			
Notices:		4/2/2015	5/16/2006	6/15/2009				

Amendments

Approval	Denial	Review	File #	Comments
			ZA-1990	ZC APPL IN 1990 A-G TO M-G CANCELLED, ON FILE
4/2/2015			Z-013-15	SR TO RR

Conditional

Issued	Decision	Review	Est Value	Permit	Conditional Use Options
5/31/1979			\$0.00	CP-074-1979	Home Occupation;Antiques

Land Use

Issued	Inspection	Permit	Est Value	Land Use Options
7/14/1980		LP-026-1980	\$0.00	Accessory Structure
8/13/1982		LP-062-1982	\$0.00	Accessory Structure;Cottage For Display
10/30/1986		LP-192-1986	\$0.00	Accessory Structure
8/5/1993		LP03-032-93	\$350.00	Addition TO Dwelling; Deck
4/23/1995		LP03-024-95	\$1,000.00	Dwelling; Remodel/Repair/Alter
8/14/2017		LP-246-2017	\$0.00	Home Occupation;RETAIL STORE

Variance

Approval	Denial	Review	File #	Comments
7/22/1993			V-019-93	CREATE PARCL W/ LOT LINE CLOSER TO EX. STR., BERT WALKER

Document Images Available

Document	Date	Permit
PERMIT	1/15/2003	ZA-1990; A-G TO M-G FOR WOOD PROD ASSEMB; WITHDRWN
PERMIT	1/8/2004	LP-062-1982 MOVING COTTAGE TO SITE ANTIQUES DISP
PERMIT	3/8/2004	LP-192-1986 SHED
FORMS	1/12/2006	neelis pumped 01/06/2003
FORMS	5/24/2006	NEELIS PUMPED 04/28/2006
PERMIT	1/26/2009	LP03-024-95 REMODEL DWELLING
PERMIT	2/6/2009	LP03-032-93 DECK
PERMIT	5/15/2009	V-019-93 LOT LINE TOO CLOSE TO STRUCTURES
FORMS	7/16/2009	NEELIS PUMPED 07/09/2009

TOWN RECOMMENDATION FORM

For Waupaca County Conditional Use Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE CONDITIONAL USE APPLICATION. INCOMPLETE APPLICATIONS MAY BE DELAYED.

Petitioner Information

Owner: Mulken E-mail Address: Finsta@mulken1@yahoo.com
 Last Name: Mulken First Name: Finsta Phone #: 715-231-8377
 Address: 112070 Cleveland City: Waupaca State & Zip: WI 54981
 If you wish to appoint an agent to speak at the hearing, please complete the following:
 Agent: _____ E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 03-04-44-5 Size of Parcel: 3.8 acres

Zoning Information

Location: (Gov. Lot or $\frac{1}{4}$ $\frac{1}{4}$), Section 4, T N R E, Town of Dayton
 Current Zoning District: (check)
 Private Recreation & Forestry (PVRF) Sewered Residential Multi-Family (SR-M)
 Public Recreation & Forestry (PURF) Planned Residential Development (PD)
 Agriculture Enterprise (AE) Rural Commercial Neighborhood (RC-N)
 Agriculture Retention (AR) Rural Commercial General (RC-G)
 Agriculture & Woodland Transition (AWT) Rural Industrial General (RI-G)
 Rural Residential (RR) Rural Industrial Intensive (RI-I)
 Sewered Residential Single Family 10000 sq ft min. (SR-10)
 Sewered Residential Single Family 20000 sq ft min. (SR-20)

For Parcel and Zoning Maps go to: https://public1.co.waupaca.wi.us/GISviewer/index.html?config=conflic_zoning.xml

What are the existing use(s) of adjacent lands to this parcel and are they compatible?
Highway 22 on one side. Retail Store + Bed and Breakfast on the other.

Is the proposal consistent with the Town vision statement as found in the Town Comprehensive Plan? Yes
 Explain: Yes, it fits within the town's Planning Goals and is allowed by the Permitted Land Use in the Agricultural/Animal Husbandry Conditional

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:
Maximum 40 total, Turfball Limits 30 Chicken, 4 Ducks & 4 Turkey. Must be Runners. Have Existing Chicken Coop

Town Plan Commission
 Recommend Approval Recommend Denial
John Mulken Date: 4/9/18
 Plan Commission Chairperson

Town Board
 Recommend Approval Recommend Denial
John Mulken Date: 4/9/18
 Town Chairman
Quentin Siska Date: April 9 2018
 Town Clerk

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca County Planning & Zoning Commission. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.
 Remit along with application to: Waupaca County Planning & Zoning - 811 Harding St., Waupaca WI 54981

Waupaca County

Fee \$400.00 Check # 1732

Conditional Use Permit Application

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional uses are listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: timothy.mullen1@yahoo.com
Last Name: Mullen First Name: Timothy Phone #: 715-281-8377

Address: 17070 Clyburn City, Waupaca State & Zip: WI 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: N2020 E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information:

Parcel Number: 03-04-44-5 - Size of Parcel: 3.8 acres Physical Address: 17070

Location: (Gov. Lot _____ or _____^{1/2} _____^{1/4} _____^{1/8}), Section 4, T _____ N, R _____ E, Town of Dayton

Current Zoning District: RR Current Use and Improvements: Residential, Stone, Barn

Possible Ducks

Proposed Project: Animal Husbandry Primarily Chickens - 15-20 adults & 3-4

Conditional Use requested per Section 6.10(2) Waupaca County Zoning Ordinance. Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts site)

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please list:

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold a subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal work hours by any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature: [Signature] Date: 2/13/18

Agent Signature: _____ Date: _____

TOWN OF DAYTON SPECIAL BOARD MEETING MINUTES
April 9, 2018 – Immediately following public hearing
DAYTON TOWN HALL – N2285 Highway 22

1. Call to order by Chairman Holtebeck at 6:40 pm
2. Open Meeting Statement – given by Chairman Holtebeck
3. Pledge of Allegiance
4. Roll Call – Don Holtebeck, John Miller, Jeff Barlow and Judy Suhs
5. Public Comments - None
6. Approve or Amend Agenda (motion)
7. **New Business**
 - A. **Conditional Use Permit - Donald Polly, Parcel #03-10-44-2**, located in Sec. 10, south of Parfreyville along Highway K. Conditional Use Permit request for the purpose to locate a camper and additional structures on 36 Ac (zoned AWT) located on County Highway K. – Miller made a motion to approve the conditional use permit, Barlow seconded. Motion carried unanimously.
 - B. **Conditional Use Permit - Timothy Mullen, N2070 Cleghorn Road** - Conditional Use Permit request to allow Animal Husbandry to raise chickens, ducks and turkeys on 3.8 acres currently zoned Rural Residential. – Barlow asked if we add more conditions does it have to go back to the Planning Commission. Miller stated no. Barlow made a motion to approve the conditional use permit with a limit of 40 birds, birds are properly penned and waste from the animals is properly disposed of. Miller seconded. Motion carried unanimously.
 - C. **Road Abandonment - Bittman/Whiffen, N2484 and N2490 West Miner Drive** - the purpose is to discuss the proposed abandonment of a segment of town road established in 1926 to provide access to a land locked parcel on West Miner Drive. This unnamed road is no longer necessary and will become a private road. – Barlow made a motion to approve the road abandonment with the condition the driveway be maintained allowing adequate width clearance for emergency and service vehicles. Miller seconded. Motion carried unanimously.
8. Adjourn – Barlow made a motion to adjourn, Miller seconded. Motion carried unanimously. Meeting adjourned at 6:51 pm

Ja

MONTHLY PLAN COMMISSION MINUTES

Town of Dayton

Date: Tuesday, March 13, 2018 – 6:00 pm
Dayton Town Hall, N2285 State Highway 22

- Call to Order
- Pledge of Allegiance
- Open Meeting Statement – Given by Chairman Miller
- Roll Call – Present Dave Coenen, Sam DeRoche, John Miller and Ann Linden by phone.
- Approve or amend agenda – Coenen made a motion to approve the agenda as presented, DeRoche seconded. Motion carried unanimously by voice vote.
- Approve or amend minutes – DeRoche made a motion to approve the minutes as presented, Coenen seconded. Motion carried unanimously by voice vote.
- Public input – Jane Haasch brought to everyone's attention the Comprehensive Plan for Parks and Trails will be presented to the board for action.
- Old Business – none
- New Business-
 - 1) Review, discussion and vote on application by Donald Polly for a Conditional Use Permit to park a recreational vehicle (camper) on a 36 AC property zoned AWT (parcel number 3-10-44-2) Located just south of N1785 county Hwy K. – J. Miller reviewed application. Coenen made a motion to approve the request, DeRoche seconded. Motion carried unanimously by voice vote. John Hoftiezer voted in favor via email.
 - 2) Review, discussion and vote on application by Timothy Mullen for a Conditional Use Permit to raise chickens, ducks and turkeys on 3.8 AC zoned RR located at 2070 Cleghorn Rd- J. Miller – Reviewed the request. The use is acceptable in this zoning classification. Coenen made motion to conditional use permit with no more than 40 birds total and there is fencing to keep them off the highway, DeRoche seconded. Motion carried unanimously by voice vote. John Hoftiezer voted in favor via email.

Adjourn at 6:46 pm.

Respectfully
Judith A. Suhs
Town Clerk

WNAXLP

LEGAL

WNAXLP

**TOWN OF DAYTON
PUBLIC HEARING
CONDITIONAL
USE REQUESTS
ROAD ABANDONMENT
APRIL 9, 2018 AT 6 PM
AT THE**

**DAYTON TOWN HALL
N2285 Hwy 22, Waupaca WI
Conditional Use Permit -
Donald Polly, Parcel #03-10-
44-2, located in Sec. 10, south
of Parfreyville along Highway
K. Conditional Use Permit re-
quest for the purpose to lo-
cate a camper and additional
structures on 36 Ac (zoned
AWT) located on County
Highway K.**

**Conditional Use Permit -
Timothy Mullen, N2070
Cleghorn Road - Conditional
Use Permit request to allow
Animal Husbandry to raise
chickens, ducks and turkeys
on 3.8 acres currently zoned
Rural Residential.**

**Road Abandonment -
Bittman/Whiffen, N2484 and
N2490 West Miner Drive -
the purpose is to discuss the
proposed abandonment of a
segment of town road estab-
lished in 1926 to provide ac-
cess to a land locked parcel
on West Miner Drive. This
unnamed road is no longer
necessary and will become a
private road.**

**For additional information you
may contact Don Holtebeck,
Town Chairman or John
Miller, Town Supervisor at
715-258-0930 regarding the
conditional use requests.**

**Judith A. Suhs
Dayton Town Clerk
Published March 8 & 15, 2018
Posted February 27, 2018**

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Public Hearing

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**TOWN OF DAYTON
PUBLIC HEARING – CONDITIONAL USE REQUESTS
5 PM AT THE
DAYTON TOWN HALL
N2285 Hwy 22, Waupaca WI**

April 9th

Donald Polly, Parcel #03-10-44-2, located in Sec. 10, south of Parfreyville along Highway K. Conditional Use Permit request for the purpose to locate a camper and additional structures on 36 Ac (zoned AWT) located on County Highway K.

Timothy Mullen, N2070 Cleghorn Road - Conditional Use Permit request to allow Animal Husbandry to raise chickens, ducks and turkeys on 3.8 acres currently zoned Rural Residential.

Bittman/Whiffen, N2484 and N2490 West Miner Drive - the purpose is to discuss the proposed abandonment of a segment of town road established in 1926 to provide access to a land locked parcel on West Miner Drive. This unnamed road is no longer necessary and will become a private road.

For additional information you may contact Don Holtebeck, Town Chairman or John Miller, Town Supervisor at 715-258-0930 regarding the conditional use requests.

Judith A. Suhs
Dayton Town Clerk

TOWN OF DAYTON MONTHLY BOARD MEETING

Tuesday, March 20, 2018 – 7:00 PM

DAYTON TOWN HALL – N2285 Highway 22

1. Call to order
2. Open Meeting Statement given by Chairman Holtebeck
3. Pledge of Allegiance
4. Roll Call – Don Holtebeck, John Miller, Jeff Barlow and Judy Suhs. Brenda Hewitt excused.
5. Public Comments – None
6. Approve or Amend Agenda (motion) - Barlow made a motion to approve the agenda as presented, Miller seconded. Motion carried unanimously by voice vote.
7. Treasurer's report approval & transfers (motions) - Barlow made a motion to approve the Treasurers Report as presented, Miller seconded. Motion carried unanimously by voice vote. Barlow made a motion to transfer \$45,000 from the tax account to the general checking account, Miller seconded. Motion carried unanimously by voice vote.
8. Monthly ledger review & approval (motion) - Miller made a motion to approve the ledger as presented, Barlow seconded. Motion carried unanimously by voice vote.
9. Approve or Amend February Meeting Minutes (motion) - Barlow made a motion to approve the February minutes as presented, Miller seconded. Motion carried unanimously by voice vote.
10. Oral reports of meetings attended from Board Members – Miller, Planning Commission approved two conditional use permits. One was for chickens and ducks on Cleghorn Road. The other was a permit for a recreational camper parked on the Polly property on Highway K. There will be a public hearing on April 9th regarding the Conditional Use Permits along with Bitman property's request for a road abandonment on West Miner Drive. There will be a special board meeting following the public hearing to act on these three items. Holtebeck and Suhs attended Board of Review training in Green Bay. Holtebeck met with the County regarding road sweeping. County's priority is the state highways and county roads. Barlow attended the Monthly Park and Rec Board Meeting. Nothing to report from the meeting.
11. Waupaca County updates – R. Ellis – County passed resolution to borrow \$34 million plus for a new highway facility. It will be located just south of Highway 10 off County A. Vote was 23 to 1.
12. New Business
 - A. Road Sweeping Bid (informational only) – Holtebeck, general discussion regarding the sweeping of town roads. It has always been the practice of the town to sweep the roads in the spring. It was decided to continue doing so.
 - B. Planning Commission – Candidate Tom Olsen as a new member – D. Holtebeck – appointed Tom Olson to the Planning Commission. Miller made a motion to approve the appointment of Tom Olson to the Planning Commission, Barlow seconded. Motion carried unanimously by voice vote.
 - C. Review, discussion and vote on application by Donald Polly for a Conditional Use Permit to park a recreational vehicle (camper) on a 36 AC property zoned AWT (parcel number 3-10-44-2) Located just south of N1785 county Hwy K. -J. Miller -No action taken.
 - D. Review, discussion and vote on application by Timothy Mullen for a Conditional Use Permit to raise chickens, ducks and turkeys on 3.8 AC zoned RR located at 2070 Cleghorn Rd- J. Miller – No action taken.
 - E. Review, discuss and vote on application by Tom Bittman N2486 West Miner Drive to abandon a Town owned road dividing his property and that of his neighbor Richard Whiffen ET AL N2490 West Minor Rd. – J. Miller – No action taken.
 - F. County Zoning Proposed Revisions to Shoreland and Subdivision Ordinances, informational only – D. Holtebeck briefly reviewed the changes. There will be a public meeting on April 12th at 9 am at the County Courthouse. All the changes will be reviewed at that time. You may also go to the County Zoning website to look at the proposed changes in detail. Miller stated this is the second meeting regarding the proposed changes.
 - G. Discussion and possible action on East Central Wisconsin Regional Planning Commission Comprehensive Outdoor Recreation Plan for the Town of Dayton – Trish Brown presented the Plan to the Board. She explained this is to be used as a guidance and tool for the township. It would make the town grant eligible. Holtebeck explained the town board was unaware this was being developed. He stated there was a lot of work that went into the development of the plan. Lengthy discussion took place regarding this proposed plan. Holtebeck asked how many towns have a park plan. There is only one in Waupaca County. John Hoftiezer stated the camera placed on the trail at the town hall showed 26 people used the trail in a year. This does not indicate we need more trails. Miller stated the Township is currently spending quite a bit on recreation paying \$25,000 for water patrol and \$46,000 for recreation programs in the city. He said we currently have a comprehensive plan. Do we want to add this to the Comprehensive Plan? Barlow made a motion to table action until the board has an opportunity to read and review. Miller seconded. Motion carried unanimously by voice vote.

13. Old Business - None

14. Adjourned at 7:59 pm.

Respectfully submitted Judith A. Suhs, Town Clerk

CONDITIONAL USE PERMIT APPLICATION

DONALD POLLY REVOC. TRUST

June 7, 2018

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Conditional Use Permit application for the placement of a recreational vehicle intended for temporary living purposes in excess of 30 days in an AWT (Agriculture and Woodland Transition) District on approximately 36.62 acres.

Legal Description:

Located in part of the SE ¼ of the SE ¼ of Sec. 10, Town of Dayton, lying along County Highway K, Waupaca County, Wisconsin. (Parcel Number 03-10-44-2)

Exhibits:

1. Conditional Use Permit application received by the Planning & Zoning Office on February 16, 2018.
2. Town recommendation from the Town of Dayton.
3. Site plan showing the location of the recreational vehicle on the property and an aerial view of the property.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

- *Proposal.* The Applicant is requesting approval of a Conditional Use Permit for the after the fact placement of a recreational vehicle intended for temporary living purposes in excess of thirty (30) days in a AWT (Agriculture and Woodland Transition) District on approximately 36.62 acres.
- *Permit Type.* According to Sec. 6.05(13) of the Waupaca County Zoning Ordinance, the placement of a recreational vehicle intended for temporary living purposes in excess of 30 days requires a Conditional Use Permit. Conditional Use Permit applications are processed in accordance with Section 14.05 of the Waupaca County Zoning Ordinance.
- *Permit Processing.* The Conditional Use Permit application was received on February 16, 2018. Property owners within 300 feet of the subject property were sent notice of the public hearing on May 21, 2018. This application is being processed as after the fact due to a recreation vehicle being present on the property in excess of thirty days prior to the application being made.

- *Site Characteristics.* The subject property currently is mostly agricultural field and a portion is also wooded.
- *Adjacent Land Uses and Zoning.* This parcel is located in and is surrounded by the AWT (Agriculture and Woodland Transition) District with a one acre parcel directly to the north of the recreational vehicle being zoned as RR (Rural Residential).
- *Town of Dayton Recommendation.* The Town of Dayton Planning Commission and Town Board met on April 9, 2018 and both have recommended approval of this request.
- *Consistency with the Town of Dayton Comprehensive Plan.* The Town of Dayton's Preferred Land Use Map is planned for the Residential Planning District which is consistent with this proposed use.
- *Consistency with Waupaca County Comprehensive Plan.* The Town of Dayton participated in the Waupaca County planning process. As such, the County Plan incorporates the Town Plan contents and is therefore consistent with the County Plan. The proposed use is listed as a conditional use in the County Zoning Ordinance.

Consistency with Development Standards:

- *Zoning.* The subject property is situated in the PVRF (Private Recreation and Forestry) District.
- a. *Lot Site Regulation. Yard and Setback Regulations.*

	AWT
Front	75' to centerline of the road or 42' to the ROW, whichever is greater
Rear	15'
Side	15'

- b. *Land Use.* The recreational vehicle would be compliant with the County Zoning Ordinance provided all conditions approved are adhered to.
- c. *Section 6.05(13) Temporary Occupancy of Recreational Vehicle:* The occupancy of a vehicle that is designed to be towed upon a highway by a motor vehicle; that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation; that has walls of rigid construction; and that does not exceed forty-five (45) feet in length, including Class A, Class B, and Class C motor homes, travel trailers, camping trailers fifth-wheel trailers, truck campers, but excluding tents, utility trailers, livestock trailers, manufactured homes, mobile homes, modular homes, and all other types of vehicles, shelters, and permanent or temporary dwellings. This use shall meet the following performance standards:
 - The recreational vehicle shall comply with all adopted standards of the Recreation Vehicle Industry Association (RVIA).
 - In any residential zone each home or cottage owner shall be permitted only one (1) recreational vehicle to be parked on his premises for storage purposes only.
 - Recreational vehicles may be used for temporary parking and living purposes on vacant parcels within districts that permit such use for a period not to exceed thirty (30) days during the calendar year. A Conditional Use Permit shall be

obtained if such use is proposed to continue for a period in excess of thirty (30) days during the calendar year.

- The recreational vehicle shall remain "road ready" at all times.
- The wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repair, and any such recreational vehicle shall not be otherwise fixed to the ground in any manner than would prevent ready removal.
- The parking of one (1) recreational vehicle in an accessory private garage or building, or in a driveway of an existing residential unit is permitted, provided no living quarter shall be maintained in excess of thirty (30) days during the calendar year, and no business is conducted within the recreational vehicle.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on conditional use permit applications.

Criteria of Approval

- A. Required Showing for a Conditional Use Permit: The proposal must demonstrate consistency for approval of a Conditional Use Permit:
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive plan.
 - The proposed action is consistent within the zoning district in which it is located and in the vicinity of the subject property.
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses which cannot be mitigated through the application of reasonable conditions.
 - The Planning and Zoning Committee may attach to any permit approval such reasonable conditions as may be necessary to assure that development will comply with the above criteria for approval.

Conclusions Based on Findings

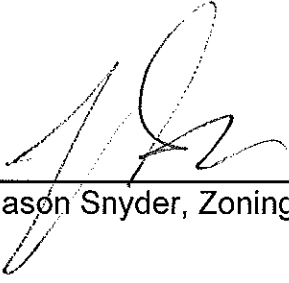
The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the conditional use permit request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the Conditional Use Permit subject to the following conditions of approval:

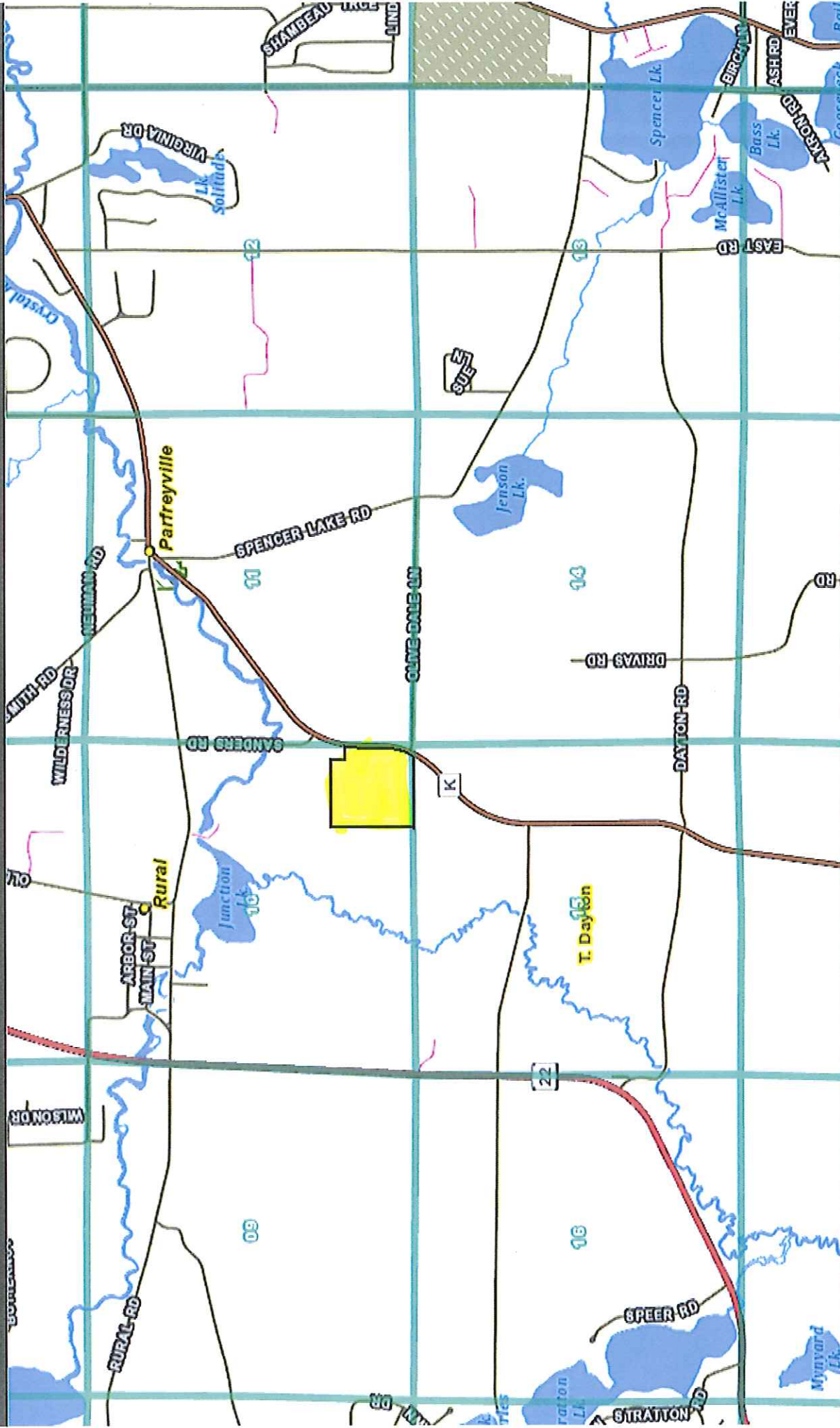
- The applicant must have a County approved sanitary system on the property.
 - The applicant must obtain a Land Use permit for any structures placed on the property.
 - The applicant must receive approval for access from the County Highway Department.
-

- The applicant shall obtain a fire number for the property.



Jason Snyder, Zoning Administrator

POLLY, HWY. K, SEC. 10, DAYTON



Map Data Sources -> Waupaca County Land Information

February 19, 2018

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php
 Map Key

- Farmland Preservation Area
- Section Lines
- Section Numbers
- Unincorporated Areas: 72 K - 18 K
- US Highways
- State Highways
- County Highways
- Railroad



ATTENTION!

GISTAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

POLLY, HWY. K, SEC. 10, DAYTON



February 19, 2018

To Order Maps Or To Report A Problem Visit...
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Map Key

Addresses

- Parcel - Local Zoning
- Parcel - County Zoning

Historic Lot Lines

- Historic Lot Lines
- Meander Line
- Tia Rar

Road Right of Way

- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)

Section Lines

- Section Line

Map Data Sources -> Waupaca County Land Information

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5/25/2018
REAL ESTATE

Waupaca County Zoning Department
03 10 44 2



Owner: POLLY REVOC TRUST, DONALD V 6138 N DOG PATCH RD PARK FALLS WI 54552

SEC10 T21N R11E SESE EX CSM V7P79 EX HWY ROW #681279 INCLUDES LAND SEC15 PRT NENE DESC #729962 | V587P732 V618P22 V667P853 V698P121 V8SEC10 T21N R11E SESE EX CSM V7P79 EX HWY ROW #681279 INCLUDES LAND SEC15 PRT NENE DESC #729962 | V587P732 V618P22 V667P853 V698P121 V851P833 36.62A M/L MFL #690152000 (CLOSED 11A) POSSIBLE DEED IN ERROR #729962 & 729419

Acres: 36.620	Agriculture and Woodland Transition	Violation:	Evaluation Date:
Land Value: 5,000	1 unit per 10 acres. (D-10)	Affidavit:	WI Fund:
Improvements: \$5,000	Residential Density: 1 unit/10 acres	Soil Report:	LOMA:
Wetlands	Minimum Lot Area: 1 acre	TOPO:	
	C-3	Comments: ATF CAMPER, DECK, STORAGE SHED	

Document Images Available

Document	Date	Permit
CORRESPC	11/28/2017	ATF RV
CORRESPC	1/23/2018	ATF CAMPER AND ROOF, STORAGE SHED, DECK

5.0 Zoning District Permitted and Conditional Uses

The following table identifies the Permitted (P), and Conditional uses (C) within the Waupaca County Zoning Districts. Definitions and additional requirements for these land uses are included in Section 6.0. See Table 5.1 for Special Regulations for Districts within Farmland Preservation Overlay.

Table 5.0	Zoning Districts ⁶													Land Use Definition and Requirements (Section #)	
	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G		RH
Land Uses															
RESIDENTIAL LAND USES															6.05
Single Family Residence (Nonfarm)			P	P	P	P	P	P	P ¹	P					1
Two Family Residence (Nonfarm)			P	C	P	P	P	C	P ¹	P ¹					2
Multiple Family Residence						C	C	C	P ¹	P ¹					3
Nonfarm Residential Cluster															4
Lot Clustering Density Bonus				C	C	C	C								5
Single Family Residence - Accessory to a Principal Commercial Use										P	C	C			6
Major Home Occupation			C	C	C	C				C					7
Minor Home Occupation			P	P	P	P	P	P	P	P					8
Family Day Care Home			C	C	C	C	C	C	C	C					9
Bed and Breakfast Establishment			C	C	C	C	C	C	C	P	P				10
Dwelling less than 22 feet in Width			C	C	C	C	C	C	C	C					11
Manufactured/Mobile Home Community or Park									C						12
Temporary Occupancy of RV (over 30 days)			C	C	C	C	C			C					13
COMMERCIAL LAND USES															6.06
Personal or Professional Service										P ¹	P ¹	P ¹			1
Indoor Sales and Service										P ¹	P ¹	P ¹			2
Medium Indoor Sales and Service											C	P ¹			3
Large Indoor Sales and Service												C			4
Long Term Outdoor Display and Sale											C	C			5
Indoor Maintenance Service										P ¹	P ¹	P ¹	P ¹	P ¹	6
Outdoor Maintenance Service											C	C	C		7
In-Vehicle Sales and Service										C	C	C			8
Commercial Entertainment										C	P ¹	P ¹			9
Commercial Indoor Lodging Facility										C	C	P ¹			10
Resort Establishment											C	P ¹			11
Group Day Care Center Facility										C	P ¹	P ¹			12
Group Day Care Center Facility - Accessory to a Principal Use		C	C	C	C	C	C	C	C	P	P	P			12
Commercial Animal Facility			C	C	C	C					C	C			13
Sexually-Oriented Business											C			P	14
Mini-Warehouse			C	C	C	C					P	P	P	P	15
Indoor Storage or Wholesaling											C	C	C	C	16
Outdoor Storage or Wholesaling												C	C	C	17
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling													C	C	18
Marinas and Boat Liveryes												C			19
Mobile Service Facilities & Support Structures ²		C	C	C	C	C	C	C	C	C	C	C	C	C	20
Commercial Wind Energy Systems		C	C	C	C	C	C				C	C	C	C	21
General Temporary Outdoor Sales										P	P	P	P	P	22
Off-Site Commercial Parking		C	C	C	C	C			C	C	C	C	C	C	6.04

- (3) Trees, grass and landscape material shall be properly maintained and replaced to conform to the approved landscape plans and specifications.

k. Park Boundary/Buffer:

- (1) A thirty (30)-foot wide buffer zone shall be established around the entire perimeter of the park.
- (2) The buffer zone shall not be part of any lot.
- (3) A visual screen of compact hedges, decorative fences, coniferous trees and shrubs and other landscape materials, approved by the Planning and Zoning Committee, shall be installed and maintained in the buffer zone to substantially hide the interior of the park from view from any adjacent street or property.
- (4) The buffer zone shall be maintained by the owner and shall be free of rubbish, debris and weeds.

l. Home Installation:

- (1) Each manufactured/mobile home shall be secured with tie-downs and anchoring equipment.
- (2) All manufactured/mobile home units shall be skirted, or shall have a product which makes the home appear to be built upon a basement or foundation; shall be made of plastic, fiberglass, aluminum, metal or vinyl; and shall be of a permanent color or painted to match the manufactured/mobile home so as to enhance the general appearance thereof.

m. Accessory Structures:

- (1) Only one (1) accessory structure may be placed on each lot.
- (2) The following set back requirements apply to each accessory structure:
 - (a) Minimum front yard setback: 20 feet
 - (b) Minimum rear yard setback: 3 feet
 - (c) Minimum side yard setback: 3 feet
- (3) All accessory structures except for automobile garages, shall be located in the rear one-half (1/2) of the lot.
- (4) No accessory structure shall exceed one (1) story in height or four hundred (400) square feet in area.
 - (a) No structure may be attached or added to any manufactured/mobile home except as follows:
 - i. The proposed design and construction standards shall be submitted to the Planning & Zoning Director before commencement of work on the structure.
 - ii. The Planning & Zoning Director shall review and approve the project only if the structure is designed to architecturally blend with the manufactured/mobile home.

13. Temporary Occupancy of Recreational Vehicle: The occupancy of a vehicle that is designed to be towed upon a highway by a motor vehicle; that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation; that has walls of rigid construction; and

that does not exceed forty-five (45) feet in length, including Class A, Class B, and Class C motor homes, travel trailers, camping trailers fifth-wheel trailers, truck campers, but excluding tents, utility trailers, livestock trailers, manufactured homes, mobile homes, modular homes, and all other types of vehicles, shelters, and permanent or temporary dwellings. This use shall meet the following performance standards:

- a. The recreational vehicle shall comply with all adopted standards of the Recreation Vehicle Industry Association (RVIA).
- b. In any residential zone each home or cottage owner shall be permitted only one (1) recreational vehicle to be parked on his premises for storage purposes only.
- c. Recreational vehicles may be used for temporary parking and living purposes on vacant parcels within districts that permit such use for a period not to exceed thirty (30) days during the calendar year. A Conditional Use Permit shall be obtained if such use is proposed to continue for a period in excess of thirty (30) days during the calendar year.
- d. The recreational vehicle shall remain "road ready" at all times.
- e. The wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repair, and any such recreational vehicle shall not be otherwise fixed to the ground in any manner than would prevent ready removal.
- f. The parking of one (1) recreational vehicle in an accessory private garage or building, or in a driveway of an existing residential unit is permitted, provided no living quarter shall be maintained in excess of thirty (30) days during the calendar year, and no business is conducted within the recreational vehicle.

6.06 Commercial Uses

1. Personal or Professional Service: Land uses that are exclusively indoor whose primary function is the provision of services directly to an individual on a walk-in or on an appointment basis. Examples of such land uses include, but are not limited to, professional services, insurance services, realty offices, financial services, medical offices and clinics, veterinary clinics, barber shops, beauty shops, and related land uses.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

2. Indoor Sales and Service: Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint smaller than twenty thousand (20,000) square feet. This includes general merchandise stores, grocery stores, bait shops, sporting goods stores, antique stores, gift shops, laundromats, artisan and artist studios, bakeries, and the like. Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as "light industrial activities as an accessory to retail sales or service."

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

3. Medium Indoor Sales and Service: Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint of twenty thousand (20,000) square feet to less than fifty thousand (50,000) square feet.

03-10-44-2
9800⁰⁰
1433
FEB 16 2018

Waupaca County Conditional Use Permit Application

Fee \$800⁰⁰ Check # 1433 ATF

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: _____
Last Name: Donald Polly First Name: Donald Phone #: 715-762-5692
Address: 6138 N Dogpatch Rd City: Park Falls State & Zip: WI 54552

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: Ayres First Name: Conne Phone #: 920-680-1772
Address: 120 Camille Lane City: Green Bay State & Zip: WI-54311

Property Information:

Parcel Number: 03 - 10 - 44 - 2 - Size of Parcel: 36.62 Physical Address: Dayton Township
Location: (Gov. Lot _____ or SE 1/4, SE 1/4), Section 10, T 21 N, R 11 E, Town of DAYTON
Current Zoning District: AWT Current Use and Improvements: Camper

Proposed Project:

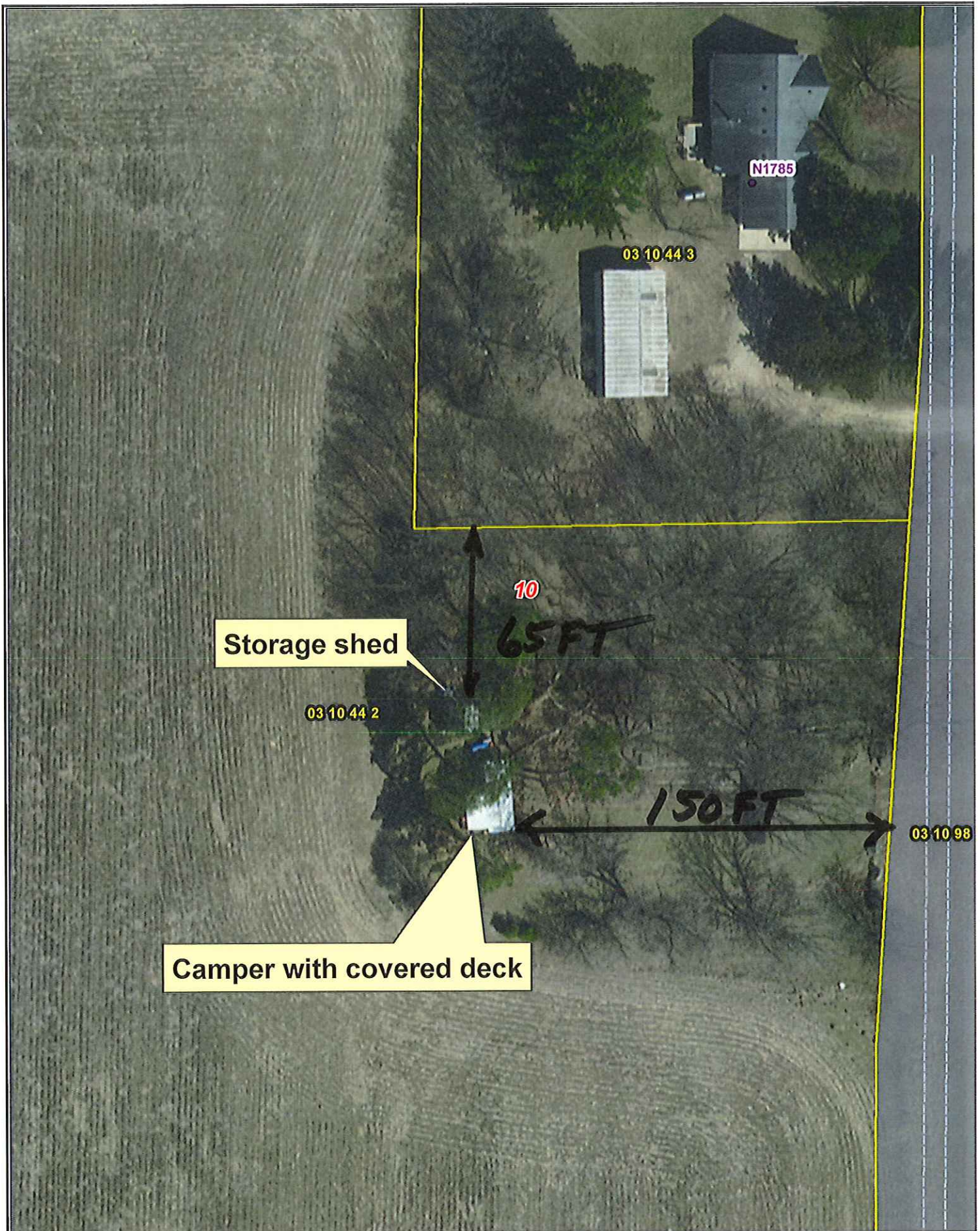
Conditional Use requested per Section 6.05(13) Waupaca County Zoning Ordinance. Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.)

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature: Donald V Polly Date: 2/9/18
Agent Signature: Conne Ayres Date: 2/9/18



Storage shed

Camper with covered deck

N1785

03 10 44 3

03 10 44 2

03 10 98

10

65 FT

150 FT

0 25 50 100 150 200 Feet

1 inch = 50 feet

Map Generated From Waupaca County GIS

Aerial Photography Collected in March of 2010

ATTENTION!! GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM THE ACCURACY OF ANY PARCEL DESCRIPTION.



TOWN RECOMMENDATION FORM

For Waupaca County Conditional Use Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE CONDITIONAL USE APPLICATION. INCOMPLETE APPLICATIONS MAY BE DELAYED.

Petitioner Information

Owner: _____ E-mail Address: _____

Last Name: POLLY First Name: DONALD Phone #: 715 762 5692

Address: 6128N DOGPATCH RD City: PARK FALLS State & Zip: WI 54552

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____

Last Name: AYRES First Name: CONNIE Phone #: 920-680 1772

Address: 120 CAMILLA LN City: GREEN BAY State & Zip: WI 54311

Property Information

Parcel Number: 03 - 10 - 44 - 2 - Size of Parcel: 36.62

Location: (Gov. Lot _____ or SE 1/4, SE 1/4), Section 10, T 21 N, R 11 E, Town of DAYTON

Zoning Information

Current Zoning District: (check)

- | | |
|---|--|
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Sewered Residential Multi-Family (SR-M) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Agriculture Enterprise (AE) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Agriculture Retention (AR) | <input type="checkbox"/> Rural Commercial General (RC-G) |
| <input checked="" type="checkbox"/> Agriculture & Woodland Transition (AWT) | <input type="checkbox"/> Rural Industrial General (RI-G) |
| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Rural Industrial Intensive (RI-I) |
| <input type="checkbox"/> Sewered Residential Single Family 10000 sq ft min. (SR-10) | |
| <input type="checkbox"/> Sewered Residential Single Family 20000 sq ft min. (SR-20) | |

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

What are the existing use(s) of adjacent lands to this parcel and are they compatible?



Waupaca County
Planning & Zoning Office
 811 Harding St
 Waupaca WI 54981-2087
 Phone (715)258-6255 Fax: 715-258-6212

January 23, 2018

Donald Polly Revoc Trust
 6138 N Dog Patch Rd
 Park Falls WI 54552

Dear Mr. Polly:

This is a follow up letter to the conversation we had during December what needs to be done. You had mentioned that the camper had been on the property for quite some time. In doing a little research I could not find time limitation of when a permit had to be obtained. Waupaca County Zoning Ordinance has been in effect since 1967. So if this camper was placed on the property after 1967 then a permit would be required.

As stated in previous letter a conditional Use Permit is required for the camper located at parcel number 03-10-44-2. The Town of Dayton participates in County Comprehensive Zoning which requires the issuance of permits. A review of our records indicates that a conditional use permit has not been obtained for the recreational vehicles.

The purpose of Comprehensive Zoning is to promote thoughtful and deliberate use of resources and to affirm responsible standards to which buildings and structures shall conform to protect property values and to ensure that Waupaca County has a healthy community, environment and economy continuing into the future. A conditional use permit serves as verification that the proposed project is compliant with the rules that have been established for such assurance.

Enclosed you will find a conditional use permit application. You will need to complete this application, draw a detailed site plan showing the project, its distance to lot lines, road right of ways, septic systems, other buildings, etc and return them to this office with the applicable fee by January 2, 2017. The fee for a recreational vehicle is \$400.00. Unfortunately, since this is being handled after the fact, the permit fee will be doubled to \$800.00.

Note: There has also been a roof placed on the camper, deck and a storage shed also placed on the property without a permit.

If you have any questions concerning these matters I can be contacted at 715-258-6269. Thank you, in advance, for your cooperation in these matters.

Respectfully Submitted:

Jeffrey W. Henneman
 Jeffrey W. Henneman
 Land Use Code Enforcement Specialist
 Waupaca County

Enclosure

Cc: Donald Holbeck, Town of Dayton Chairman

Fishing Ice Shanty
NO Additional Fees

Is the proposal consistent with the Town vision statement as found in the Town Comprehensive Plan? Yes No
 Explain: *This follows the Town's Community Values and Public Preferences and Goals of the 2030 Comprehensive Plan.*

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain: *Yes, Goal to Preserve and Protect Rural Areas of Agriculture & Woodlands in the Town of Dayton. Section 1 pages 10-11. OWNER has no desire to change status of LANDS, only responding to Counties Demand for Review.*

None

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

Recommend Approval

Recommend Denial

Plan Commission Chairperson

Date:

4/9/18

Town Board

Recommend Approval

Recommend Denial

Town Chairman

Date:

4/9/18

Town Clerk

Date:

April 9, 2018

Please Note: Pursuant to section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning - 811 Harding St., Waupaca WI 54981

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Petitioner Information

Owner: Polly E-mail Address: Donald Phone #: 715 762 5692
 Last Name: Polly First Name: Donald State & Zip: WI 54552
 Address: 6138 N Dog Patch Rd City: Park Falls State & Zip: WI 54552
 If you wish to appoint an agent to speak at the hearing, please complete the following:
 Agent: _____ E-mail Address: _____
 Last Name: APPEL First Name: Garrett Phone #: 920-680 1272

Address: 120 GARFIELD AVE City: GREEN BAY State & Zip: WI 54301


Parcel Number: 03-10-44-2 Size of Parcel: 36.62

Location: (Gov. Lot _____ or Sec. 10, Sec. 1, Section 10, T. 21 N., R. 11 E., Town of Phantom)
 Current Zoning District: (check) _____

- | | |
|---|--|
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Sewered Residential Multi-Family (SR-M) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Agriculture Enterprise (AE) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Agriculture Retention (AR) | <input type="checkbox"/> Rural Commercial General (RC-G) |
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| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Rural Industrial Intensive (RI-I) |
| <input type="checkbox"/> Sewered Residential Single Family 10000 sq ft min. (SR-10) | |
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Waupaca County
Planning & Zoning Office
 811 Harding St
 Waupaca WI 54981-2087
 Phone (715)258-6255 Fax: 715-258-6212

November 28, 2017
 Donald Polly Revoc Trust
 6138 N Dog Patch Rd
 Park Falls WI 54552

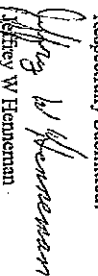
Re: 1st RV Letter
 Dear Mr. Polly:

It has recently come to our attention that you have moved in a recreational vehicle on the property that you own located at parcel number 03-10-44-2. The Town of Dayton participates in County Comprehensive Zoning which requires the issuance of permits. A review of our records indicates that a conditional use permit has not been obtained for the recreational vehicles.

The purpose of Comprehensive Zoning is to promote thoughtful and deliberate use of resources and to affix reasonable standards to which buildings and structures shall conform to protect property values and to ensure that Waupaca County has a healthy community, environment and economy continuing into the future. A conditional use permit serves as verification that the proposed project is compliant with the rules that have been established for such insurance.

Enclosed you will find a conditional use permit application. You will need to complete this application, draw a detailed site plan showing the project, its distance to lot lines, road right of ways, septic systems, other buildings, etc and return them to this office with the applicable fee by January 2, 2017. The fee for a recreational vehicle is \$400.00. Unfortunately, since this is being handled after the fact, the permit fee will be doubled to \$800.00.

If you have any questions concerning these matters I can be contacted at 1-715-258-6269. Thank you, in advance, for your cooperation in these matters.


Respectfully Submitted:

 Anthony W Henneman
 Land Use Code Enforcement Specialist
 Waupaca County

Enclosure
 Cc: Donald Holtebeck, Town of Dayton Chairman

TOWN OF DAYTON SPECIAL BOARD MEETING MINUTES

April 9, 2018 – Immediately following public hearing

DAYTON TOWN HALL – N2285 Highway 22

- 
1. Call to order by Chairman Holtebeck at 6:40 pm
 2. Open Meeting Statement – given by Chairman Holtebeck
 3. Pledge of Allegiance
 4. Roll Call – Don Holtebeck, John Miller, Jeff Barlow and Judy Suhs
 5. Public Comments - None
 6. Approve or Amend Agenda (motion)
 7. **New Business**
 - A. **Conditional Use Permit - Donald Polly, Parcel #03-10-44-2**, located in Sec. 10, south of Parfreyville along Highway K. Conditional Use Permit request for the purpose to locate a camper and additional structures on 36 Ac (zoned AWT) located on County Highway K. – Miller made a motion to approve the conditional use permit, Barlow seconded. Motion carried unanimously.
 - B. **Conditional Use Permit - Timothy Mullen, N2070 Cleghorn Road** - Conditional Use Permit request to allow Animal Husbandry to raise chickens, ducks and turkeys on 3.8 acres currently zoned Rural Residential. – Barlow asked if we add more conditions does it have to go back to the Planning Commission. Miller stated no. Barlow made a motion to approve the conditional use permit with a limit of 40 birds, birds are properly penned and waste from the animals is properly disposed of. Miller seconded. Motion carried unanimously.
 - C. **Road Abandonment - Bittman/Whiffen, N2484 and N2490 West Miner Drive** - the purpose is to discuss the proposed abandonment of a segment of town road established in 1926 to provide access to a land locked parcel on West Miner Drive. This unnamed road is no longer necessary and will become a private road. – Barlow made a motion to approve the road abandonment with the condition the driveway be maintained allowing adequate width clearance for emergency and service vehicles. Miller seconded. Motion carried unanimously.
 8. Adjourn – Barlow made a motion to adjourn, Miller seconded. Motion carried unanimously. Meeting adjourned at 6:51 pm

MONTHLY PLAN COMMISSION AGENDA

Town of Dayton

Date: Tuesday, March 13, 2018 – 6:00 pm
Dayton Town Hall, N2285 State Highway 22

- Call to Order
- Pledge of Allegiance
- Open Meeting Statement
- Roll Call
- Approve or amend agenda
- Approve or amend minutes
- Public input
- Old Business – none

New Business-

- 1) Review ,discussion and vote on application by Donald Polly for a Conditional Use Permit to park a recreational vehicle (camper) on a 36 AC property zoned AWT (parcel number 3-10-44-2) Located just south of N1785 county Hwy K. -John
- 2) Review, discussion and vote on application by Timothy Mullen for a Conditional Use Permit to raise chickens, ducks and turkeys on 3.8 AC zoned RR located at 2070 Cleghorn Rd- John

Adjourn.

Future Meeting Dates 2nd Tuesday of each month as required.

Official Agendas are posted at the Dayton Town Hall and the Town of Dayton Website at least 24 hours prior to the meeting. This is an open public meeting. The Waupaca Post Newspaper has been notified. Website agendas are unofficial.

For additional information please contact John Miller, Supervisor Town of Dayton @ 715-256-0264. Town Clerk office hours are Tuesday from 1pm-4pm.

Members of the Town Board who are members of the Plan Commission whose meeting agenda is published in this notice, are entitled, to attend this meeting as members of the Plan Commission. It is possible the attendance of members of the Town Board may create a quorum of the membership of the Town Board; however Town Board members are not meeting for the purpose of exercising the powers or duties as Town Board members.

WNAXLP

LEGAL

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**TOWN OF DAYTON
PUBLIC HEARING
CONDITIONAL
USE REQUESTS
ROAD ABANDONMENT
APRIL 9, 2018 AT 6 PM**

**AT THE
DAYTON TOWN HALL
N2285 Hwy 22, Waupaca WI
Conditional Use Permit -
Donald Polly, Parcel #03-10-
44-2, located in Sec. 10, south
of Parfreyville along Highway
K. Conditional Use Permit re-
quest for the purpose to lo-
cate a camper and additionl
structures on 36 Ac (zoned
AWT) located on County
Highway K.**

**Conditional Use Permit -
Timothy Mullen, N2070
Cleghorn Road - Conditional
Use Permit request to allow
Animal Husbandry to raise
chickens, ducks and turkeys
on 3.8 acres currently zoned
Rural Residential.**

**Road Abandonment -
Bittman/Wiffen, N2484 and
N2490 West Miner Drive -
the purpose is to discuss the
proposed abandonment of a
segment of town road estab-
lished in 1926 to provide ac-
cess to a land locked parcel
on West Miner Drive. This
unnamed road is no longer
necessary and will become a
private road.**

**For additional information you
may contact Don Holtebeck,
Town Chairman or John
Miller, Town Supervisor at
715-258-0930 regarding the
conditional use requests.**

**Judith A. Suhs
Dayton Town Clerk
Published March 8 & 15, 2018
Posted February 27, 2018**

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TOWN OF DAYTON MONTHLY BOARD MEETING

Tuesday, March 20, 2018 – 7:00 PM

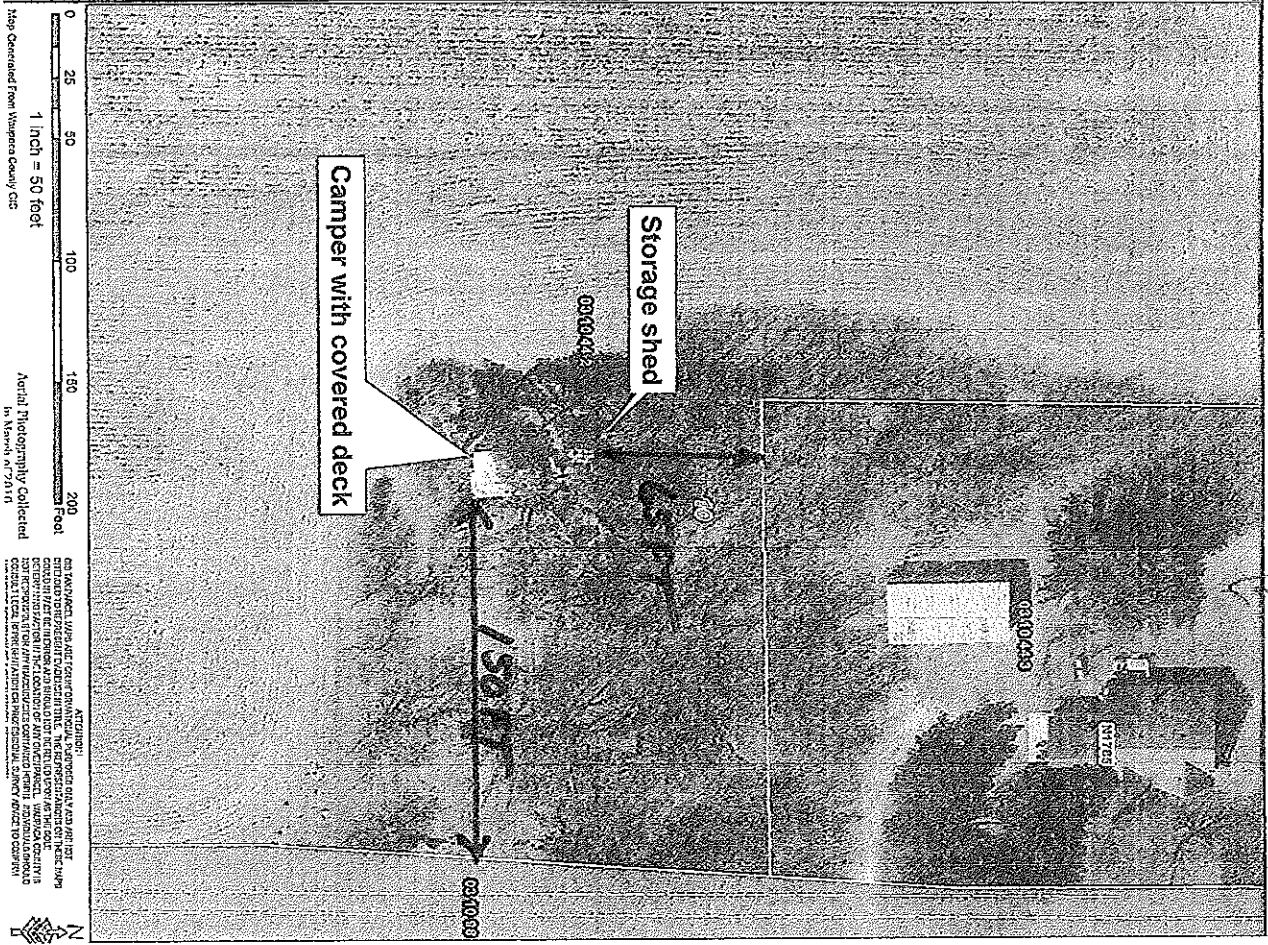
DAYTON TOWN HALL – N2285 Highway 22

1. Call to order
2. Open Meeting Statement given by Chairman Holtebeck
3. Pledge of Allegiance
4. Roll Call – Don Holtebeck, John Miller, Jeff Barlow and Judy Suhs. Brenda Hewitt excused.
5. Public Comments – None
6. Approve or Amend Agenda (motion) - Barlow made a motion to approve the agenda as presented, Miller seconded. Motion carried unanimously by voice vote.
7. Treasurer's report approval & transfers (motions) - Barlow made a motion to approve the Treasurers Report as presented, Miller seconded. Motion carried unanimously by voice vote. Barlow made a motion to transfer \$45,000 from the tax account to the general checking account, Miller seconded. Motion carried unanimously by voice vote.
8. Monthly ledger review & approval (motion) - Miller made a motion to approve the ledger as presented, Barlow seconded. Motion carried unanimously by voice vote.
9. Approve or Amend February Meeting Minutes (motion) - Barlow made a motion to approve the February minutes as presented, Miller seconded. Motion carried unanimously by voice vote.
10. Oral reports of meetings attended from Board Members – Miller, Planning Commission approved two conditional use permits. One was for chickens and ducks on Cleghorn Road. The other was a permit for a recreational camper parked on the Polly property on Highway K. There will be a public hearing on April 9th regarding the Conditional Use Permits along with Bitman property's request for a road abandonment on West Miner Drive. There will be a special board meeting following the public hearing to act on these three items. Holtebeck and Suhs attended Board of Review training in Green Bay. Holtebeck met with the County regarding road sweeping. County priority is the state highways and county roads. Barlow attended the Monthly Park and Rec Board Meeting. Nothing to report from the meeting.
11. Waupaca County updates – R. Ellis – County passed resolution to borrow \$34 million plus for a new highway facility. It will be located just south of Highway 10 off County A. Vote was 23 to 1.
12. New Business
 - A. Road Sweeping Bid (informational only) – Holtebeck, general discussion regarding the sweeping of town roads. It has always been the practice of the town to sweep the roads in the spring. It was decided to continue doing so.
 - B. Planning Commission – Candidate Tom Olsen as a new member – D. Holtebeck – appointed Tom Olson to the Planning Commission Miller made a motion to approve the appointment of Tom Olson to the Planning Commission, Barlow seconded. Motion carried unanimously by voice vote.
 - C. Review, discussion and vote on application by Donald Polly for a Conditional Use Permit to park a recreational vehicle (camper) on a 36 AC property zoned AWT (parcel number 3-10-44-2) Located just south of N1785 county Hwy K. -J. Miller -No action taken.
 - D. Review, discussion and vote on application by Timothy Mullen for a Conditional Use Permit to raise chickens, ducks and turkeys on 3.8 AC zoned RR located at 2070 Cleghorn Rd- J. Miller – No action taken.
 - E. Review, discuss and vote on application by Tom Bittman N2486 West Miner Drive to abandon a Town owned road dividing his property and that of his neighbor Richard Whiffen ET AL N2490 West Minor Rd. – J. Miller – No action taken.
 - F. County Zoning Proposed Revisions to Shoreland and Subdivision Ordinances, informational only – D. Holtebeck briefly reviewed the changes. There will be a public meeting on April 12th at 9 am at the County Courthouse. All the changes will be reviewed at that time. You may also go to the County Zoning website to look at the proposed changes in detail. Miller stated this is the second meeting regarding the proposed changes.
 - G. Discussion and possible action on East Central Wisconsin Regional Planning Commission Comprehensive Outdoor Recreation Plan for the Town of Dayton – Trish Brown presented the Plan to the Board. She explained this is to be used as a guidance and tool for the township. It would make the town grant eligible. Holtebeck explained the town board was unaware this was being developed. He stated there was a lot of work that went into the development of the plan. Lengthy discussion took place regarding this proposed plan. Holtebeck asked how many towns have a park plan. There is only one in Waupaca County. John Hofstiezer stated the camera placed on the trail at the town hall showed 26 people used the trail in a year. This does not indicate we need more trails. Miller stated the Township is currently spending quite a bit on recreation paying \$25,000 for water patrol and \$46,000 for recreation programs in the city. He said we currently have a comprehensive plan. Do we want to add this to the Comprehensive Plan? Barlow made a motion to table action until the board has an opportunity to read and review. Miller seconded. Motion carried unanimously by voice vote.

13. Old Business - None

14. Adjourned at 7:59 pm.

Respectfully submitted Judith A. Suhs, Town Clerk



Map Generated From: Wispsara County GIS
 1 inch = 50 feet
 Aerial Photography Collected by: MapInfo, Inc. 7/31/11
 ATTENTION: THIS MAP WAS GENERATED FROM AERIAL PHOTOGRAPHY AND IS NOT A SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE A SURVEY. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP.

Parcel	Property Address	Owner	Mailing address
03 11 33 2	E1710 OLIVE DALE LN	BARG, DAVID W & BARBARA M	E1710 OLIVE DALE LN WAUPACA WI 54981
03 15 11 3	E1701 OLIVE DALE LN	CLARK, TERRANCE D	E1701 OLIVE DALE LN WAUPACA WI 54981
03 10 42 4		JOHNSON, DEBORAH ET AL	12153 NORTHRIDGE TRL HALES CORNERS WI 53130
03 10 41 9	N1869 SANDERS RD	JOHNSON, DEBORAH ET AL	12153 NORTHRIDGE TRL HALES CORNERS WI 53130
03 14 22		MCALLISTER, RODNEY L	PO BOX 288 GARDINER MT 65030
03 10 44 2		POLLY REVOC TRUST, DONALD V	6138 N DOG PATCH RD PARK FALLS WI 54552
03 10 43 4		POLLY REVOC TRUST, DONALD V	6138 N DOG PATCH RD PARK FALLS WI 54552
03 10 43 1		POLLY REVOC TRUST, DONALD V	6138 N DOG PATCH RD PARK FALLS WI 54552
03 15 11 6	N1695 CTY HWY K	RESOP, BRIAN P & PAULA J	N1695 CTY HWY K WAUPACA WI 54981
03 11 32 13		SCHROEDER, KIM A	N1866 SANDERS RD WAUPACA WI 54981
03 15 12		STATE OF WISCONSIN, DEPT NAT RESOURCES	MADISON WI 0
03 11 33 1		TRZEBIATOWSKI, DANIEL	650 SUNSET DR WAUPACA WI 54981
03 10 44 3	N1785 CTY HWY K	WANTY, JASON D	N1785 CTY HWY K WAUPACA WI 54981