

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE
MEETING MINUTES—July 3, 2025**

ON-SITE INSPECTIONS: The Committee made an on-site inspection of the following property:

- **McFaul Family IR Trust**
- **Donald G. Conat**
- **Stacy R. Pari**
- **NorthAire LLC**

Chair J. Nygaard called the meeting to order at 9:00am with the following members present: Chair J. Nygaard (present via ZOOM), Vice Chair D. Federwitz, R. Ertl, C. Hardy, and D. Wengelski. A quorum is present.

R. Ertl moved and D. Wengelski seconded to approve the agenda as printed. The motion carried.

C. Hardy moved and Vice Chair D. Federwitz seconded to approve the June 5, 2025 meeting minutes as printed. The motion carried.

Public Comment (must be in person, is limited to items not on the agenda, and a three (3) minute time limit per person will be imposed): None.

Supervisor Reports: None.

PUBLIC HEARINGS:

The first public hearing was called to order at 9:05am by Vice Chair D. Federwitz for a **Comprehensive Plan Amendment within:**

The Town of Mukwa, to amend the preferred land use category of a parcel located in the SW ¼ of the NW ¼ of Section 22, lying along Dey Road, Waupaca County, Wisconsin (parcel 15-22-23-5) from Residential to Agriculture on approximately three (3.03) acres to accommodate the proposed future use of the parcel.

Becky Landre, Zoning Clerk, read the names of the individuals notified of the hearing.

Jason Snyder, Zoning Administrator, explained the request.

Chair J. Nygaard swore in Steven McFaul, E8585 Dey Road, New London.

Chair J. Nygaard called for any testimony in favor of the application.

Chair J. Nygaard swore in Lee Shaw, E9083 Klatt Road, New London.

Chair J. Nygaard called three times for any further testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read the Town Recommendation Form recommending approval of the Comprehensive Plan Amendment.

R. Ertl moved and D. Wengelski seconded to **APPROVE the Comprehensive Plan Amendment.**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

C. Hardy moved and D. Wengelski seconded to close the hearing at 9:19am.

The Committee signed Resolution No. 8 (2025-2026).

The second public hearing was called to order at 9:19am by Vice Chair D. Federwitz for **McFaul Family IR Trust**: Located in the SW ¼ of the NW ¼ of Section 22, lying along Dey Road, Town of Mukwa, Waupaca County, Wisconsin (parcel 15-22-23-5), for a petition for a Zone Map Amendment from the Rural Residential (RR) District to the Agriculture and Woodland Transition (AWT) District on approximately three (3.03) acres to accommodate the proposed future use of the parcel.

The same individuals were notified of this hearing as the previous hearing.

S. McFaul explained the request.

Chair J. Nygaard called for any testimony in favor of the application.

L. Shaw spoke.

Chair J. Nygaard called three times for any additional testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read the Town Recommendation Form recommending approval of the Zone Map Amendment.

J. Snyder stated the Planning and Zoning Office is in favor of approval of the request.

R. Ertl moved and C. Hardy seconded to **APPROVE the Zone Map Amendment.**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

R. Ertl moved and D. Wengelski seconded to close the hearing at 9:27am.

The third public hearing was called to order at 9:27am by Vice Chair D. Federwitz for **Donald G. Conat**: Located in the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 11, lying along County Road X, Fire Number E8968, Town of Mukwa, Waupaca County, Wisconsin (parcel 15-11-53-12), for a Conditional Use Permit (Temporary Occupancy of a Recreational Vehicle in Excess of Thirty (30) Days) in the Rural Residential (RR) District on approximately two (2.28) acres.

B. Landre read the names of the individuals notified of the hearing.

Chair J. Nygaard swore in Donald Conat, 409 Avon Street, New London.

J. Snyder stated a portable toilet servicing contract has already been provided by the property owner and he also read through the recommended conditions:

- a. There shall be a County approved sanitary system on the property to handle the sanitary needs of the recreational vehicle (Service Contract for a Portable Toilet already received)
- b. The recreational vehicle shall remain road-ready at all times so as to be easily removed from the property in the case of a flood event.
- c. The recreational vehicle shall be removed from the property every 180 days so as to ensure it is road-ready.

D. Conat agreed to the recommended conditions.

Chair J. Nygaard called for any testimony in favor of the application.

L. Shaw spoke.

Chair J. Nygaard called three times for any additional testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read the Town Recommendation Form recommending approval of the Conditional Use Permit.

J. Snyder stated the Planning and Zoning Office recommends approval of the Conditional Use Permit with the stated conditions

R. Ertl moved and D. Wengelski seconded to **Conditionally APPROVE the Conditional Use Permit.**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

C. Hardy moved and R. Ertl seconded to close the hearing at 9:39am.

The fourth public hearing was called to order at 9:39am by Vice Chair D. Federwitz for **Stacy R. Pari:** Located in the SE ¼ of the SE ¼ of Section 23, lying along State Road 96, Town of Caledonia, Waupaca County, Wisconsin (parcel 02-23-44-6), for a Conditional Use Permit (Dwelling Less Than Twenty-Two (22) Feet in Width) in the Agriculture Retention (AR) District on approximately thirty-three (33.35) acres.

B. Landre read the names of the individuals notified of the hearing.

Chair J. Nygaard swore in Wally Sedlar, 9235 County Road H, Fremont.

J. Snyder read through the recommended conditions:

- A Sanitary Permit shall be obtained from the Planning and Zoning Office
- A Land Use Permit shall be obtained from the Planning and Zoning Office
- A Building Permit shall be obtained from the local Building Inspector
- An area is designated for two parking spaces
- The landowner will plant trees to screen the mobile home from neighboring properties
- For the already existing agriculture driveway with a culvert, a permit for access to the State Trunk Highway (State Road 96) must be obtained from the Department of Transportation (DOT)
- After three (3) years, Waupaca County Planning and Zoning enforcement staff will make a site visit to ensure that the conditions of the Conditional Use Permit are being met and that the manufactured home is well maintained and in good repair

W. Sedlar stated the applicant has agreed to all the stated conditions.

Chair J. Nygaard called three times for any testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read the Town Recommendation Form recommending approval of the Conditional Use Permit and an email from Kelly Nicolaus from the Wisconsin Department of Transportation (DOT) stating they have no concerns with the proposal.

R. Ertl questioned the screening recommendation.

W. Sedlar explained the applicants plan for tree screening.

Chair J. Nygaard swore in Steve Fafnis, E9147 Sunshine Road, Fremont.

Chair J. Nygaard called three times for any testimony in favor of the application. None.

Chair J. Nygaard called three times for any testimony in opposition of the application. None.

J. Snyder stated the Conditional Use Permit will be brought back in front of the Committee if there are any concerns during the review.

R. Ertl moved and C. Hardy seconded to **Conditionally APPROVE the Conditional Use Permit.**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

R. Ertl moved and C. Hardy seconded to close the hearing at 9:55am.

The fifth public hearing was called to order at 9:55am by Vice Chair D. Federwitz for **NorthAire LLC**: Located in the SW ¼ of the SW ¼ of Section 8, lying along Nelsen Road, Fire Number E2920, Town of Lind, Waupaca County, Wisconsin (parcel 12-08-33-4), for a Conditional Use Permit (Temporary Occupancy of a Recreational Vehicle in Excess of Thirty (30) Days) in the Agriculture Retention (AR) District, within the Farmland Preservation Overlay, on approximately six (6.15) acres.

B. Landre read the names of the individuals notified of the hearing.

Chair J. Nygaard swore in Steve Shetter, E2920 Nelsen Road, Waupaca.

J. Snyder read the recommended condition:

- a) There shall be a County approved sanitary system on the property to handle the sanitary needs of the recreational vehicle

S. Shetter stated he is aware of the condition.

Chair J. Nygaard called three times for any testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read the Town Recommendation Form recommending approval of the Conditional Use Permit.

J. Snyder stated the Planning and Zoning Office recommends approval of the Conditional Use Permit with the recommended condition.

C. Hardy moved and D. Wengelski seconded to **Conditionally APPROVE the Conditional Use Permit.**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

R. Ertl moved and C. Hardy seconded to close the hearing at 10:04am.

The sixth public hearing was called to order at 10:04am by Vice Chair D. Federwitz for **Robert J. Euhardy**: Located in the NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ of Section 1, lying

along Church Street, Town of Royalton, Waupaca County, Wisconsin (parcel 16-01-71-55) for a review of a Conditional Use Permit ((CP-004-2025) Long Term Outdoor Display and Sale) on approximately one (0.984) acre.

B. Landre read the names of the individuals notified of the hearing.

Rebecca Fields, Land Use/Code Enforcement Officer, presented the review.

Chair J. Nygaard swore in Rebecca VanHaren, N4796 County Road B, New London.

Chair J. Nygaard suggested the next review shall take place in October.

The committee agreed that adding fencing to the north side of the parcel is unnecessary.

R. Ertl stated there shall be no cars parked on the road.

Chair J. Nygaard called three times for any testimony in favor of the proposed. None.

Chair J. Nygaard called three times for any testimony in opposition of the proposed. None.

B. Landre read an email from a neighboring property owner.

C. Hardy moved and Vice Chair D. Federwitz seconded to **Conditionally APPROVE the Conditional Use Permit Review and add the following conditions:**

- A review shall be conducted in three (3) months (October) to verify all conditions are being met**
- The fence shall be relocated to a compliant location within those three months**
- The screen fence condition shall be amended to exclude the north side of the parcel—no screen fence shall be required along that tree line**
- No cars are to be parked on the roadway**

Roll call vote was taken, R. Ertl—yes; C. Hardy—yes; D. Wengelski—yes; Vice Chair D. Federwitz—yes; Chair J. Nygaard—yes. The motion carried 5-0.

R. Ertl moved and D. Wengelski seconded to close the hearing at 10:31am.

DISCUSSION AND POSSIBLE ACTION:

➤ Co-Digester Information Gathering for Committee

R. Brown discussed how the Committee can individually gather information on co-digesters.

➤ Schedule Upcoming Meeting: **August 7, 2025 at 9:00 a.m.** and **August 11, 2025 (time to be determined)**

R. Ertl moved to adjourn the meeting at 10:42am.

Becky Landre
Recording Secretary

cc: County Clerk