



WOOD COUNTY, WISCONSIN

---

Plan Commission Meeting Minutes 6-14-23

Attendees: Chair Gordy Wipperfurth, Josh McDonald, Rob Borski, Brian Hamm,  
Criste Greening, Nancy Koch, Dan Forbes  
Absent: Terry Rickaby (Excused)

Chair Wipperfurth called the meeting to order at 6:00 p.m. A quorum was declared present.

**Motion by Forbes to approve the 5/24/23 meeting minutes. 2nd by McDonald. All approved.**

A public hearing was conducted on the rezoning request from Rural Preservation to Highway Commercial for Tanya Krause parcels 1800316 and 1800316E.

- Chair Wipperfurth requested a copy of the recorded, deeded easement on the parcel.
- Resident Dave Greenway expressed concern with Krause's intent.
- Krause indicated intended commercial use, possibly residential.
- Town Board Chair Fuehrer questioned the allowability of residential buildings in Light Commercial districts. Zoning Administrator Bossert stated that it is currently allowed.
- **Motion by Forbes to recommend approval to Town Board for the Krause rezoning request. 2<sup>nd</sup> by Borski. All approved.**

Plan Commission reviewed the May 25 Zoning Ordinance Draft with Town Administrator Bossert, implemented final changes in Commercial/Highway Commercial, and heard public comment.

- One resident expressed concern that the trash removal/storage requirements are too strict.
- Resident Ferkey questioned setbacks in RS-1 district.
- Town Board Chair Fuehrer felt "PUDs should not be limited to specific districts".
- Resident questioned need for building height and setback restrictions in Rural Preservation.
- Resident Ferkey agreed with 1-acre minimum for Commercial district.
- Resident Ferkey adamantly opposed the 5-acre minimum in Rural Preservation District.

**Motion by Chair Wipperfurth to approve Ordinance Draft. No 2<sup>nd</sup>.**

**Motion by Forbes to not approve Ordinance Draft. No 2<sup>nd</sup>.**

**Motion by Borski to adopt Ordinance Draft with changes. 2<sup>nd</sup> by McDonald. Wipperfurth, McDonald, Borski, Hamm, Greening, and Koch voted "YES". Forbes voted "NO".**

Forbes stated that the vast majority of the survey respondents own more than 5 acres.

Chair Wipperfurth is skeptical of the survey results being an accurate representation of the town's residents, and asked the Town Board to do more research on this.

Chair Wipperfurth commented that the Comprehensive Plan's Future Land Use Map is incomplete, and Bossert offered to rectify this.

Discussion on the Town's Mobile Home Ordinance took place with Town Board Chair Fuehrer stating that the current Zoning Ordinance supersedes the Mobile Home Ordinance, and that she will supply the Plan Commission with a copy of the Mobile Home State Statute. PC members agreed that the Mobile Home Ordinance is in need of updating, and should be done using state and local ordinances as a guide. Chair Wipperfurth assigned Forbes to take the lead on this.

Chair Wipperfurth expressed his wish for the Town Board to have more authority in removing PC members. Town Board Chair Fuehrer stated that the Town has a separate ordinance that covers this.

Topics for next meeting to include review of Mobile Home and Land Division Ordinances.

The next meeting was set for 7/12/23. **Motion to adjourn by McDonald. 2<sup>nd</sup> by Koch. Motion passed unanimously and meeting adjourned at 9:05 p.m.**