

CALUMET COUNTY
PLANNING, ZONING & FARMLAND PRESERVATION COMMITTEE
September 14, 2023
THESE MINUTES ARE APPROVED

1. Meeting Announcement and Posting

The meeting was properly announced and posted. Chair Hofberger called the meeting to order at 8:30 a.m.

2. Roll Call

Committee Members present: Kesler, Kleckner, Hofberger, Budde, Geiser,

Committee Members excused: Ott, Deiter

Staff Members present for all or part of the meeting: Meuer, Mohrbacher, Depies, Halada

Others Present: Immel, A. Wulterkens, M. Wulterkens

3. Pledge of Allegiance

The pledge of allegiance was recited by all.

4. Election of Vice Chair

Motion by Budde and seconded by Geiser to nominate Kesler as Vice Chair. Motion carried unanimously.

5. Approval of Agenda

Motion by Budde and seconded by Kesler to approve the agenda. Motion carried unanimously.

6. Approval of Minutes from August 10, 2023, Committee Meeting

Motion by Kesler and seconded by Geiser to approve the minutes from the August 10, 2023, Committee Meeting. Motion carried unanimously.

7. Public Participation

None

8. Items for Action or Discussion

- a. Sam Conrad, agent Jason Immel, Map Amendment in accordance with Section 82-137 of the Calumet County Zoning Ordinance, rezoning of approximately 0.5 acres from the GA district to the SE district, SW ¼, SW ¼, Sec. 30, T17N, R20E, Town of New Holstein, W2450 Kiel Road. Meuer indicated that the applicant is requesting to rezone approximately .5 acres of land and purchase a portion of the property that currently contains their driveway. The proposal will prevent future split zoning issues. The addition of land will not have any impact on the use of the land and will not allow for another residence. The staff and town have no concerns about the requested rezoning.

Motion by Budde and seconded by Geiser to approve the proposed rezoning as requested. Motion carried unanimously.



- b. Mark and Amber Wulterkens, Map Amendment in accordance with Section 82-137 of the Calumet County Zoning Ordinance, rezoning of approximately 4-acre parcel from EA district to AR district, SE ¼, SW ¼, Sec. 25, T20N, R19E, Town of Woodville, W2728 Cty B.
Meuer explained that the applicant is requesting to rezone their 4-acre piece of property from EA to AR. The residence and accessory buildings were previously split from the existing farmland. The proposed rezone will have minimal impact on the future use of the land. Additionally, M. Wulterkens indicated that he will be starting a metal fabrication business on the property if the rezone is approved. Discussion Followed. Staff and township have no concerns.
Motion by Kesler and seconded by Budde to approve the motion. Motion carried unanimously.

- c. Mark and Amber Wulterkens, Conditional Use Permit in accordance with Section 82-50(d) of the Calumet County Zoning Ordinance, creation of a Trade or Contractor Establishment, SE ¼, SW ¼, Sec. 25, T20N, R19E, Town of Woodville, W2728 Cty B.
Depies updated the committee on the proposed conditional use permit. He indicated the applicants would like to operate a welding business on their property. The business would be operated both on and off the property. Depies also explained that most of the trucks and welders are in a pre-existing shed on the property and there are no proposed new buildings. Staff and the Town of Woodville support the proposed conditional-use permit. Depies also indicated that the zoning department will be issuing a permit for a sign for the business.
Motion by Budde and second by Geiser to direct staff to issue the permit as requested with the condition that the County board approves the rezoning. Motion carried unanimously.

9. Close Public Hearing and Reconvene Regular Meeting

10. Supervisor Reports

None

11. Communications

None

12. Items for Action or Discussion

- a. Proposed 2024 Planning, Zoning, and Land Information Department Budget
Meuer gave an overview of the 2024 budget. He highlighted grant programs and changes for the year. Discussion followed. No action was taken.

13. Report of Department

- a. Code Administration Update Since Last Committee Meeting
Meuer updated the committee on the Calumet County Comprehensive Plan. He also indicated that his staff recently completed an internal review of the new Land Division Ordinance. Additionally, staff recently met with the highway department about the County Trunk Highway Ordinance.
- b. Staff Updates
Meuer gave an update on the projects his staff is working on in the month of August. Depies and Halada were present to give their updates.

14. Upcoming Events/Past Events

Meuer advised the committee that his staff has a couple of conferences they will be attending.

15. Consider Specific Items for Next Meeting Agenda

16. Discuss Next Meeting – Proposed – Thursday, October 12, 2023; 8:30 a.m.

The next meeting will be held on Thursday, Thursday, October 12, 2023, at 8:30 a.m.

17. Adjournment

Chair Hofberger adjourned the meeting at 9:24 a.m.

Respectfully Submitted,

Amanda Mohrbacher
Recording Secretary