

PLANNING COMMISSION MEETING

JUNE 1, 2026

DALE MUNICIPAL BUILDING

Chairperson Wunderlich called the meeting to order at 6:00pm with Chad Degal, Joe Hicks, Tom Muza, Sandy Gadamus, Matt Reider, Tavia Hopfensperger, Clerk Jenny Hunt, and residents with items on the agenda present.

During public input, Bob Valentine addressed the Planning Commission regarding his concerns about the direction of Outagamie County Planning and Zoning. He encouraged the Commission to consider removing the Town from county zoning and establishing its own zoning ordinance. Mr. Valentine stated that he was particularly concerned that Outagamie County did not follow the Town Board's recommendation regarding the proposed solar farm. It was noted that, because the County is currently in the process of rewriting its zoning ordinances, this would be an appropriate time for the Town to develop its own zoning ordinance.

Minutes from the last meeting were approved in a motion by Tom Muza, seconded by Chad Degal, motion carried.

Discussion took place regarding land use for property owned by Nick Dearteaga off of State Hwy 96 and Pine Grove Road. He explained that Brook Court had previously been mapped as a road extending from State Hwy 96, but was never developed. The potential development options for the property, included condominium style residential development, a single-family subdivision, or multi-family housing. The Planning Commission agreed the area would be an appropriate location for residential development. The Commission also noted that, because the property is located within the Dale Sanitary District, future development could be a benefit to the sanitary district.

The County Zoning Rewrite was tabled until a future meeting when a representative from the department could attend for discussion.

The Planning Commission reviewed a rezone application submitted by Wendi Hughes, owner of Antique Acres. The requested rezone is required by Outagamie County to allow the property to be used for a range of events, including weddings. A public hearing will be scheduled to receive public comment and further consider the rezone request.

Motion to adjourn by Chairperson Wunderlich, seconded by Matt Reider, motion carried.

These minutes are subject to final approval.

Jenny Hunt, Clerk