

TOWN OF UTICA

Plan Commission Meeting Minutes

Notice is hereby given that a Town Plan Commission meeting in the Town of Utica, County of Winnebago, and State of Wisconsin for the transaction of business as is by law required or permitted to be transacted at such a meeting will be held at the Utica Town Hall, 1730 County Road FF in said Town.

Thursday, November 6, 2025

7:30 pm

1. Call the Meeting to Order
2. Take Roll Call:
Members Present: Terry Beck, Darwin Briggs, Ralph Kalies, Ben Sawall, Tom Thiel, Eric Whiting
3. Approve February 6, 2025 Plan Commission Meeting Minutes
Darwin Briggs motions to accept as presented, seconded by Ralph Kalies. Carried
4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign
Tom Thiel and Jenny Sonleitner signed the affidavits
5. Public Forum
No comments
6. Discuss/Recommend to the Town Board: To hear testimony for approval of a CSM dividing parcel number 024-0763-02 (Joann Strook 448 County Road FF Pickett, WI 54964) of 22.89 acres currently zoned A2. The lot with the home will be 5.009 acres remaining as a single-family residence, and the remaining 17.883 acres will remain as general agriculture; both to be zoned RR.

Tom Thiel stated the land is currently A2 and it needs to be changed to RR since it is under 40 acres. We are trying to comply with our zoning. The land can be used for agriculture use. Mister with Joann Strook stated the land joins with the other land the buyer owns, when does it get changed back to agriculture? Mister with Joann Strook asked when it will get changed back to what it was? Tom Thiel replied that it will be tied to it, we will change from A2 to RR. Tom Thiel recommends we change from A2 to RR, seconded by Ben Sawall. Carried

Tom Thiel said since the land is being changed to RR, we will now split it into two lots: one lot will be 5.009 acres that will have the house and buildings, and the remainder will be 17.883 acres, the rest of the land.

Mister with Joann Strook asked how much land is being sold? Tom Thiel stated the parcel is split up into two parcels. All in favor in changing to two parcels? Seconded by Ben Sawall. Carried
7. Discuss land use for property at: 487 County Road FF zoned A2 being used for dog training.

Darwin Briggs stated he brought this up. The land is zoned A2, which is agricultural. Over the years, it has progressed into more professional dog training. This started as a hobby. Pros would come and train their dogs. Then the pros would come with more clients and more dogs. There are mounds built up around the ponds. The trainers stand on the mounds, shoot a shotgun, throw a dead duck in the air, then they send the dogs after them to bring the ducks back. While they are training, there are whistles going off, yelling at the dogs for training. After the original owner went into a nursing home, one of the dog trainers took over the property. This person took over the property and escalated it. They would start at

6am, but had an agreement to start at 7:30am. Sometimes they are across the field, sometimes they are right next to his fence by his barn. There are 6-7 cars. As soon as we step out of the house, the dogs start barking and his dog starts barking. This gets to be a hassle. They stand next to his fence and shoot sometimes 2 live shots at once. The noise echoes through his buildings and house. The land has been sold. The land was listed as having training ponds. Haven't met the new owner yet; just bought on 10th. It's ag land, it's not zoned commercial for dog training. Assumes new owner will continue this training; would like to have this stopped. Did talk with the person who rented the house, and he said he was charging the other trainers a maintenance fee to mow the grass around the ponds. This is a business and would like this to stop or have a Conditional Use to put some rules on it. There is a dog training truck in the driveway and the new owner has 4 black labs; feels the intentions to keep professionals coming in for training, would like to put an end to this before it starts. They would train 5 days a week from 7:30am until they are done. Tom Thiel said to talk with the new owner to see what his intentions are, private trainer? Darwin Briggs said he can use it for personal use, not as a business to bring in more people. Darwin Briggs had a verbal agreement with the prior owner but it kept escalating, verbal doesn't work. Tom Thiel said he will go over and talk with him and report to the Board. Ralph Kalies stated we don't know enough to discuss more about it. Ben Sawall agreed, we need to know the new owner's intentions. Darwin Briggs said they don't train this time of year, starts about March/April.

8. Discuss Building Ordinance adopting SPS 320-325 and SPS 327 for Building Inspector
Tom Thiel recommends for #8 and 9, that once we get the correct information, pass it on for the Board to approve; seconded by Darwin Briggs. Carried
9. Discuss Building Fee Schedule and Fees for Commercial Electrical Permits & UDC Permits
See motion in #8
10. Discuss/Suggest that the Town Board hold a public hearing regarding the removal of Winnebago County Zoning along Shoreland, and the Town needing to zone those areas.
Ben Sawall stated we need more time, we want to recommend to the Board that we submit a letter to County Executive Gordon Hintz. Tom Thiel has been attending meetings and April 1 is the suggested deadline date; all towns need to be completed at one time. Tom Thiel suggested to send a letter extending the time; seconded by Ben Sawall. Tom Thiel said our maps are all approved by Winnebago County, we do have Ch. 27 and 23 adopted. Everything is the same, if they pull it, they want general ordinance, we will need to have a general ordinance. Len Schmick stated we still need to follow DNR rules. Tom Thiel stated that out of the 11 townships, there are 4 towns having problems with this. Everything has been approved by the County for us. Just send a letter to extend our search of what is going on. Clerk Jenny Sonnleitner will draft a letter, send it to the guys and Town Attorney to review. Jenny contacted the County if they can provide a list of parcel #s, property owner name and address; otherwise will need to view the map and manually get all that information to send out certified mailings prior to the public hearing, that will take time. Eric Whiting asked if shoreland is considered anything touching navigable waterways? Tom Thiel said yes, it is. Eric Whiting stated the DNR determines that, they have gone overboard on those declarations. Len Schmick stated the DNR watches those areas by satellite. Nothing will change, we are just going to be in charge of it, instead of the County.
11. Informal Opinions
None mentioned
12. Future Agenda Items
None mentioned
13. Adjournment
Tom Thiel closed the meeting at 8:00pm

Jenny Sonnleitner, Clerk