

TOWN OF UTICA

Plan Commission Meeting

Minutes

Thursday, May 7, 2026

7:30pm

1. Call the Meeting to Order

DRAFT

Chairman Tom Thiel called the meeting to order at 7:30pm. 13 present

2. Take Roll Call:

Members Present – Terry Beck, Darwin Briggs, Ben Sawall, Tom Thiel, Eric Whiting; Ralph Kalies

Town Board Members Present – Leonard Schmick, Chuck Kuhrt

3. Approve November 6, 2025 Plan Commission Meeting Minutes

Darwin Briggs motions to accept as presented, seconded by Ben Sawall; Carried 5-0

4. Affidavit of Posting/Publication – Secretary and Plan Chairman to sign

5. Public Forum

Randy Lovell stated his property is along the boundary of the Ziegenhagen parcel. Questioned how close can they build? Chairman Thiel stated the setbacks of: 10' off the side and back lot, 83' from center of the road and back (50' from property line back). Warren Meuler stated he was told no one could build 300' from that waterway. Chairman Thiel stated if there is shoreland, the County takes care of that. Randy Lovell mentioned the CSM shows a 75' setback from the navigable waters. Chairman Thiel stated those setbacks are set by the County. Randy mentioned there will need to be an incredible amount of fill. Any water will then be pushed to his home and neighbors; any recourse of that? Chairman Thiel stated no more than 1000 square yards of fill can be brought in; will need permission from the County, and will need a barrier around the house, if there is a building. Randy asked about the existing tiling and if there are any issues with that? Warren stated the field is tiled. Chairman Thiel stated this goes through Winnebago County and believes the tile can't be disturbed. Warren stated the entire field was tiled when Roger Radloff owned it. Chairman Thiel mentioned this is probably documented with the County on where the tiling is at. Randy mentioned the buyer would need to know all this before building. Walt Whiting mentioned the current waterway was put in by Roger Radloff, unbelievable it then became a navigable stream. How can government take control of it? Has never seen water like it was this year. Could see water all across the south marsh, there was a lot of volume of water. The neighborhood is concerned about the water. Water will come through there one way or another.

Tom Thiel closed the public forum.

6. Discuss/Recommend to the Town Board:

BW Fish, LLC: To hear testimony for approval of a CSM for parcel number: 024-0169 of 40 acres currently zoned A2; creating Lot 1 of 5.001 acres and Lot 2 of the remaining 34.167 acres, all rezoned to RR.

Chairman Thiel stated the first thing to do is to change the parcel from A2 to RR. Darwin Briggs motions that we change it from A2 to RR; seconded by Ben Sawall. Carried 5-0

Tom Thiel stated on the west side that is 288' of road frontage, would you be opposed to moving that to 300', shifting 12' to the east? By moving the lot line to be at 300', it would allow for three home lots in that section. Bradley Fisher had a perk test done along the west lot line and the mound system needs to be 10' from the lot line, so won't be able to move the line without additional costs.

Eric Whiting mentioned his inquiry would have been the 288' road frontage.

Terry Beck motions that we pass this as stated, seconded by Ben Sawall; Carried 5-0

7. Discuss/Recommend to the Town Board:

Dean & Jayne Perlick: To hear testimony for approval of a CSM for parcel number: 024-0747 of 30 acres currently zoned A2; rezoning to RR.

Chairman Thiel stated

Dean Perlick stated the land would be used mostly as Ag space with a small living quarters within the storage building, not a permanent residence. Used primarily during hunting season. Most won't know it's there. Main purpose is to have a bathroom, a mudroom to clean off, a kitchen and fridge, possibly to have out-of-town relatives to stay during the hunting season. It's an existing parcel. The lot was created before town zoning existed, as far back as the records go back, since 1970; the lot has been grandfathered in.

Chairman Thiel said we had issues like this before, we need to change the zoning to RR since there will be a livable space built, to comply with our Ordinance. The road frontage is wrong, should be 300', it is only 157'. May need a variance and will talk with the Board about that. Can still use the land for Agriculture, if you start to use it as recreational, your taxes will be charged based on the use.

Ben Sawall moves we change that to RR, seconded by Terry Beck; Carried 5-0

8. Discuss/Recommend to the Town Board:

Ziegenhagen Farms LLC: To hear testimony for approval of a CSM for parcel number: 024-0240 of 18 acres currently zoned A2; creating Lot 1 of 9.4016 acres and Lot 2 of the remaining 9.5124 acres, both rezoning to RR.

Chairman Thiel read a letter from Jessica Nelson & Brandon Barnekow who are opposed to switching this. It is up to the people buying the land to see what they can do with it. This fits that area by splitting the parcel.

Darwin Briggs motioned: I would like to see them get conformed; seconded by Eric Whiting; carried 5-0

9. Informal Opinions

No comments

10. Future Agenda Items

A) Kim & Todd Spittel at 487 County Road FF Pickett, WI 54964

Chairman Thiel stated that we will discuss this next month. Chairman Schmick was out there and talked with them.

11. Adjournment

7:55pm

Jenny Sonnleitner, Clerk

"These meeting minutes are only a draft of the minutes of the meeting. They have not been approved yet. They are subject to change and you may not rely on their accuracy. For more information, please contact the clerk or a town board member."

Plan Commission Chairman

Plan Commission Secretary