

PUBLIC HEARING MINUTES
Monday, November 10, 2025

Chairman O'Connell called the public hearing to order at 6:45pm. He asked the public for questions or comments regarding the CUP for Daniel & Anne Sturm/026-002601. This parcel is zoned A2. A representative for D. Sturm expressed that this property should be able to put up a building because of how it is zoned. Winnebago Cty denied access from Cty Rd G. O'Connell said that the access is a county decision. Brazee mentioned that she spoke with John Davel (Davel Engineering) and he confirmed the county will not give access from Cty Rd G because the property has access on Woodenshoe Rd. D. Sturm asked about the future asking what happens if he would like to build his daughter a home could there be access off of G then. Sturm's rep brought up that if Sturm were to split his parcel you have to allow access to it because a parcel can't be landlocked. O'Connell said that again is a county decision and if they don't allow it then you would need an easement off of Woodenshoe Rd. Brazee stated that if that's the case then you would start with a CSM and rezone from ag to residential and split it in two lots. Over the course of the hearing, O'Connell asked a second and third time for comments or questions. No other public comment. Public input session closed at 7:00pm.

Town Board Meeting Minutes
Monday, November 10, 2025

Meeting was called to order at 7:00pm by Chairman O'Connell and began with the Pledge of Allegiance. Present were Supervisors Devens and McNamee, C/T Brazee, Deputy C/T Starr, and 11 others.

O'Connell acknowledged Veterans, thanking them for their service.

Fire Dept min of 11/4/25: No comments or questions. Accepted as submitted.

Approval of Town Board Minutes of 10/15/25: No questions or comments. **Minutes approved by Devens/seconded by McNamee.**

County Supervisor's Report: Cty Supervisor Farrey stated that the county board approved the budget. Property taxes should remain relatively the same or maybe decrease slightly this year depending upon the apportionment to the town.

The other hot topic at the county is shoreland zoning. The board amended chapter 27 of the zoning code and omitted general zoning by the county within the shoreland areas. The resolution effective date is 11/21/25. The county exec has held two separate meetings with the towns. Two towns are adamant that they want the authority on 11/21 and 9 towns who want more time. As a result the county board P&Z chair Howard Miller is bringing forward an amendment for the resolution to change the date from 11/21/25 to 4/1/26. This would affect the town's resolution which shows the effective date of 11/21/25 and the town may want to give the

option to amend that date if needed. Farrey is hopeful that the county board will respond to this controversy. He did make note that the county executive prefers implementation date of 4/1/26.

Farrey introduced Gordon Hintz's assistant who was in attendance Koby Schellenger.

O'Connell said it is good to hear that the county board is listening to the towns' input.

Public Input:

Members of the Winneconne Area Community Foundation Kate Pfaendtner and John Broderick were in attendance to present the Marble Park Re-Imagined Campaign. The WACF is an affiliate of the Oshkosh Area Community Foundation and was established in 2013. Over the past 10 years they have donated \$850k in grants and scholarships in the Winneconne area. They serve the residents of the Winneconne Community School District. Strong parks=strong communities. Revitalizing the park will enhance property values because people are drawn to a nice park. This is a \$10million project divided into 5 phases. Phase 1 cost is \$2.55mill and is about 88% funded and includes pickle ball courts, a basketball court, playground equipment, and a new beach house. Between now and the end of the calendar year the Oshkosh Area Community Foundation will match any donations that people give. The pavilion and beach house is being funded by an anonymous donor. The WACF will leave pledge cards at the town hall available for residents to pick up and make their donations.

October Building and Zoning permits: No board comment.

Financial Report of October: **A motion to approve the financial report was made by Devens/seconceded by McNamee. Motion carried.**

Discussion/Take Action:

1. **Invoices: A motion to approve was made by Devens/seconceded by McNamee. Motion carried.**
2. CSM for Popke/026-0119 & 026-0118: Popke is looking to relocate the property line to the north so that the existing barn and shed doesn't have the property line going through it. O'Connell spoke with the surveyor because that makes out lot 1 and out lot 2. The surveyor set it up so that they are not big enough to build on. The only person he can possibly transfer ownership to is the landowners to the south. He has an agreement with L. Rangeloff to purchase out lot 1. Out lot 2 would be owned by N. Schonscheck. Popke is looking to do this for his family in the future. The shed and barn have been on this land for a very long time. It does not give the shed and barn the proper setbacks. Popke is trying to do something good for his family and he shouldn't have to lose any more of his property. The barn and shed are falling down. The town will not allow for any remodeling or rebuilding of these structures. Town attorney Chuck Koehler confirmed that WI statutes do permit the town to order dilapidated buildings to be razed. Popke asked if it is ok to deed it to Schonscheck. O'Connell said that is a question for an attorney. He doesn't want to mislead Mr. Popke. The Plan Commission recommended approval of the CSM. Devens agreed that the board should **A motion to approve the CSM under the**

condition that the existing barn and shed cannot be remodeled or built was made by McNamee/seconded by Devens. Motion carried.

3. CUP for Daniel & Anne Sturm/026-002601: O'Connell said that the Plan Commission denied the application primarily on the grounds of the warehousing that was intended with semi access to the property off of Cty Rd. G. A2 zoning does not allow for warehousing; however, it doesn't restrict the size of the building. It does require that the use of the building be for agriculture. If the county doesn't allow access off of Cty Rd. G then the access will have to be off of Woodenshoe Rd. Davel asked if the board can approve the CUP with restrictions. O'Connell feels that the changes should go back to the PC and get their opinion. Sturm is questioning why it's listed as warehousing when it's not. O'Connell said because of the deliveries that there is an indication that it will be used for storage. Anything not related to ag is considered a business venture or supporting a business. Sturm's rep stated that technically it's zoned ag and if he wants to put an ag building on it he should be able to. O'Connell said provided that the use is ag-related. The board does not want to have to come back after the building is built that the use is not what it was stated for. Devens added they will need a new site plan if they are coming off of Woodenshoe Rd. The rep said there are businesses on ag land. Brazee said that she thinks the parcels he is questioning have acres that are being farmed. The rep said they rent their land out and put their business in the front. He's zoned ag. He's putting an ag building up. O'Connell suggested resubmitting a plan. McNamee suggested bringing back a site plan showing access off of Woodenshoe Rd. and intended use. **Devens made a motion to table the CUP pending submission of an updated plan/seconded by McNamee.**

Sturm said with all of the building of new homes and other buildings in that area it is hard to believe he can't put up a building. He said there is more semi traffic on Cty Rd G than on Woodenshoe. O'Connell stated again that it is the county that isn't allowing access off of G. Brazee mentioned that Woodenshoe Rd is a class B road with weight limits.

4. K-Land LLC Contract for 2026-2031: **Motion to approve the contract with K-Land LLC made by Devens/seconded by McNamee. Motion carried.**
5. Clint Eckstein Cemetery Maintenance contract: **Motion to approve the contract with Clint Eckstein made by McNamee/seconded by Devens. Motion carried.**
6. Ted Eckstein Cemetery Sexton contract: **Motion to approve the contract with Ted Eckstein made by Devens/seconded by McNamee. Motion carried.**
7. Building Inspector Services for 2026&2027: The board met with Stephanie Potter with MSA. The contract she presented may save residents a little money. The fees should be a pass through and within reasonable amounts. MSA has a BI that is out of Neenah and they have back up inspectors when the BI is out of the office. MSA is serving other municipalities in the Valley. O'Connell made mention of getting out-of-office bounce-back emails from our current BI. Many times contractors are on a time frame. Devens wasn't able to attend the meeting with MSA but agreed it would be favorable for the town to have a BI that lives close by. There have been complaints about the current BI as well. The town is able to give a 30 day notice to end our contract with SPS. The town will

need to give notice to SPS and RG Inspections on 12/1/25 and MSA will begin 1/1/26. SPS and RG Inspections will finish any carryover into 2026. Devens asked if MSA does zoning. They do, which is something the board can look at in the future. **A motion to transition to MSA for building inspection services was made by McNamee/seconded by Devens. Motion carried.**

8. Budget Resolution 008-2025; transfer 2% fire dues grant to reserves: **Motion made by Devens/seconded by McNamee. Motion carried.**
9. Budget Resolution 009-2025; Transfer from Reserve Accts to General Fund: The board has been planning/budgeting money in the reserves to cover costs of MS4 and updating the comprehensive plan. These projects are nearing completion, and now is the time to draw on those funds. **Motion to approve made by McNamee/seconded by Devens. Motion carried.**
10. County Shoreland zoning: O'Connell expressed his appreciation with County Exec Hintz for keeping the towns' best interest in mind. History shows general zoning authority in shoreland districts has changed. In 2015 the governor signed Act 41 which gave the town authority over shoreland zoning and then again with Act 55. There was a court case that further solidified the town's authority in these areas. There is legal history that supports towns having general zoning in shoreland areas. The Town of Vinland all along has had its own zoning ordinance. We have a 2015 resolution that stated that the Town's zoning authority is border to border including general zoning in shoreland areas. According to Atty Koehler the town has authority as soon as the county gives it up. The town legally has the ability to take it on. Tonight's resolution 010-2025 reconfirms that the town does have general zoning in areas as given to it by Act 41 and resolution 5-2015 which is the town's resolution adopting general zoning in shoreland areas. O'Connell said that hopefully the amendment for the extension will go through to give towns more time. The only change in our resolution would be the effective date. Devens asked if we wanted to table the resolution or approve it pending the effective date.
11. Resolution 010-2025; Shoreland Zoning change: **Devens made a motion to approve Resolution 010-2025 pending possible effective date change/seconded by McNamee. Motion carried.**

O'Connell mentioned that the town is in the process of updating the comp plan which includes a town zoning map. The town map needs to show general zoning in shoreland areas as well as other changes which are A1 to A2. The board will have to adopt that map(s) either separately or with the comp plan. We should notify affected property owners of the change in authority and schedule a public hearing. If the amendment at the county is passed on 11/21/25 we have until 4/1/26 to get this complete. Koby Schellenger added that he does believe our ordinances do adopt the map within the ordinances. If we change the map the county will need to approve that. To hit the 4/1/26 deadline we need to have our info submitted to the county by March so we should be wrapping up our information mid-Feb.

12. WISLER reporting: The county highway dept. will complete the PASER reporting as they have done in the past. Devens asked Hwy Superintendent Tyriver if any of the town

board members could ride along. It sounds like it is a task they don't necessarily schedule but do as they can fit in. O'Connell learned that the WISLER system is a database that can archive any info we want on roads in addition to the PASER ratings. This info then becomes a planning tool for road maintenance projects. One of the board members should get into the systems to utilize it and get a plan together for road projects. This will also help with getting funding. Devens suggested having more than one person learn to input the road info into the WISLER. He suggested putting the information on the screen for everyone to review. O'Connell will ask Ross when he plans on getting the info loaded to see the most recent updates.

13. Town Supervisor technology upgrade: We are looking into getting tablets or laptops for the board members after the 1st of the year.

Correspondence:

O'Connell went over an update from Phil Kleman regarding our MS4 compliance. He had good news for the town. The DNR is backing down on which parts of the town are considered urbanized areas. The areas along Dixie Rd and I-Ah-May-Tah Rd remain and show compliance and met the TMDL targets. We can get our permit renewed without doing any of the 3 options. The town still needs to contact all of the owners of the BMPs (retention ponds) so that the owners know they have to do inspections and maintenance. Kleman drafted a letter that the town will send out to property owners. The office will get this letter out and would like a response from property owners. He will then host a presentation tentatively on 12/10/26. This needs to be completed as part of the planning grant.

McNamee mentioned that the county has cut Vinland Center Rd.

Devens mentioned that Brooks Rd is going to take a little longer than expected about another 4-6 weeks.

Motion to adjourn made by McNamee/seconded by Devens. Motion carried.

Meeting adjourned at 8:01pm.

Respectfully submitted by

Maggie Starr
Deputy Clerk/Treasurer



Don O'Connell, Chairman