

# Planning Commission Agenda

## Town of Weyauwega

American Legion – 303 N Mill St, Weyauwega WI 54983  
Monday Oct 27, 2025  
6:00 pm

### Agenda details:

#### 1. Call to Order

- a. Chairmen/John Neuman called to order the meeting of the Planning Commission at 6:00 pm on Oct 27, 2025, at the Town Hall/American Legion.

#### 2. Roll Call

- a. Planning Commission Members: Chairman/John Neuman conducted roll call. The following persons were present: Chairman/John Neuman, Member/Tom Gettendorf and Member/ Jeff Dyer. Chairman/John Neuman appointed Jim Biddison as a member as Member/Jack Jansen has stepped down.
- b. Public: All public at the meeting signed the sign-up sheet, 20 total.

#### 3. Appointing a Clerk

- a. Chairman/John Neuman appointed Sonia Thede-Kramer as clerk to take notes and minutes.

#### 4. Approve Previous Meeting Minutes

- a. Board reviewed the minutes of the Planning Commission meeting that was held on Oct 24, 2024. Motion to approve the minutes from Planning Commission meeting on Oct 24, 2024, by Member Tom Gettendorf, seconded by Member/Jeff Dyer, all ayes, motion carried.

#### 5. Discussion ad Possible Action – Rezone Project for Parcels Entirely Within Wetlands

- a. Discussion: Chairman/John Neuman turned it over to Ryan Brown from Waupaca Cty Zoning dept. Zoning/Ryan Brown explained the wetlands by showing a map of the areas the are zoned wetlands versus other zones. They are requesting to update the zoning district code for the wetland to the new updated code. There would be no changes in taxes, it mainly is for housekeeping. There were several questions from the public and Ryan was able to answer these questions. One question was if the property is partially wetland, would the code be changed, Ryan confirmed no. The property would then stay as AWT. He stated there are other townships that have completed this housekeeping update. Ryan Brown clarified only updates according to the town's comprehensive plan.

#### 6. Discussion ad Possible Action – Farmland Preservation Implementation

- a. Discussion: Chairman/John Neuman turned it over to Ryan Brown from Waupaca Cty Zoning dept. Ryan Brown explained the Farmland Preservation Program the town is looking at implementing. He showed the map on what property would be affected if approved. If the Town of Weyauwega updates the comprehensive plan to implement the Farmland Preservation Program, the owner of the property could have benefits. One benefit is having a \$10/acre tax credit, but they need to do paperwork, and it is based off of gross revenue. One thing that is also does is affect the developmental rights. This program is looking at preserving farmland and will not be able to develop the entire property. There are restrictions. Each property can opt out of the program if approved with no penalty, but if decide later to opt out, then there would be a \$500 fee. If opted out now, but in a year or so, decide to opt in, then there is the \$500 fee. Other townships that have implemented the programs are Town of Lind, Town of Farmington and Town of Waupaca. The program has been in effect for a while; the program was in 2009. He answered several more questions regarding tax credit and qualifications. If want to opt out of the program, need to advise Ryan Brown or the town board members. If a property owner does not reply because of wanting to opt out of the program, the property will automatically be in the program. Need to advise if want to opt out. Public, Jay Qualla requested to opt out of the program and to leave his property in AWT. This was noted. There were 69 letters mailed out regarding this meeting. Public suggested for the next meeting to add a statement in the letter, need to respond if want to opt out of the program and if no response, will automatically be in the program. Ryan Brown stated the program needs to be renewed every 10 years. Brian Haase was not present but stated he would be available to help with the revenue portion of the forms.
- b. Recommend Approval of Related Amendment to Comprehensive Plan by Resolution: Due to the response of this meeting, Chairman/John Neuman recommended to call this meeting an informational meeting only and not make any decision. Will have another meeting after sending another letter to hold another meeting so more residents can attend.

- c. Recommend Approval of Any Required Farm Preservation Implementation Rezones: Same as b, meeting is informational and will hold another meeting.

**7. Vote/Recommendation to Town of Weyauwega Board**

- a. At this time, not voting or making recommendations to Town of Weyauwega Board as will hold another meeting.

**8. Miscellaneous Business**

- a. None

**9. Public Input**

- a. No additional input from the Public.

**10. Adjourn**

- a. Motion to adjourn planning commission meeting at 7:19 pm by Member/Jim Biddison, seconded by Member/Tom Gettendorf, all ayes, motion carried.

**1.**