

**MINUTES  
COMPREHENSIVE PLANNING COMMITTEE  
TOWN OF WYOMING  
MONDAY, FEBRUARY 20, 2017**

The Comprehensive Planning Committee was called together on Monday, February 20, 2017 in the Banquet Hall of JR's Bar and Grill in the Village of Big Falls. The meeting was called to order by Chairman Jeremy Schoenike at 6:00 PM.

PRESENT: Jeremy Schoenike, Rich Mueller, Dean Opperman, Keith Myers, Ryan Brown and Carol Myers were present

ABSENT: Stefan Shoup

APPROVAL OF AGENDA: Motion to approve agenda by Myers/Mueller; carried.

APPROVE MINUTES: of December 6, 2016 meeting as presented; Mueller/Opperman; carried.

This meeting was called to order to review, discuss and take possible action and/or recommendations to the Town Board regarding Waupaca County Ordinance Revisions; to review and discuss the Comprehensive Plan update for 2017 which might include changing the maps from zoning districts to planning districts, opening up town corridors for consistency, broadband coverage, and recommendation to the town board for the Comprehensive Plan update for 2017.

Ryan Brown, Waupaca County Zoning Administrator, brought maps and explained the differences between using Planning District maps vs. the Zoning Districts we use now. Planning District maps would save money for landowners as approved rezone requests would not require a comprehensive plan amendment. This committee would not give up any control of any requests brought before them; any rezone requests would still require the committee and town board to sign off on them. The Committee also discussed opening up town corridors for consistency; and broadband coverage. Ryan's maps showed the corridors along the main routes in the town as yellow, or Rural Residential. M/S/C, Mueller/Myers that the Planning Maps presented by Ryan be updated to 2 colors, Brown (Ag) and Green (Forestry), and not use Rural Residential- which was highlighted in yellow. All yellow areas on the map are to be changed to Ag (brown). Brown would have a density of 1:5. This motion needs to be taken to the Town Board for approval, and then have a public hearing. On the map, corridors were based on 40's. These corridors indicate that the town is looking to steer any residential areas near the highways. Changing to planning maps does not change the zoning districts. By changing to planning maps, it could potentially save residents money (fees) when looking to make a change on their land. Presently they would probably have to pay for comprehensive plan amendment in addition to a zoning change- but with the proposed, it could eliminate the comprehensive plan amendment. The committee felt it was in the town residents best interest to stay with AWT (Ag and Woodland Transition), rather than go with Rural Residential, given the restrictions with Rural Residential, i.e. with Rural Residential Animal Husbandry requires a conditional use permit, whereas with AWT it is allowed.

Ryan also suggested the committee consider a Conservancy Zoning District. He described this as a 'poor man's trust' as it would have no development rights. This zoning district would apply to parcels which may be swampy or potential hunting areas, but would have no building rights.

Given the necessity of internet access, the committee felt it should include Broadband language in the Comp. Plan. This could possible place our town ahead of others when broadband vendors are looking to expand in rural areas. Committee members are to assess the town assets- tall structures, towers, etc. which are already in place which could be used to provide broadband. M/S/C Myers/Opperman to add Broadband Statement to the Comprehensive Plan amendment.

There is some 'dated' wording in the plan which should be removed.  
M/S/C Mueller/Schoenike to delete 3.3 Highway C reference (paragraph 2)

Making the above changes to our Comprehensive Plan would require a hearing and board approval.

The next meeting will be called as needed

MOTION TO ADJOURN: Mueller/Myers at 7:09 PM

Submitted,  
Carol Myers, Clerk

Meeting notice posted on the website and at JR's.