

TOWN OF ANGELICA  
**Joint Hearing of the Town of Angelica Board of Supervisors  
and the Town of Angelica Planning Commission – February 21, 2019  
regarding the amended Town of Angelica Comprehensive Plan**

Those officials attending were Town Chairman Richard Ferfecki, Supervisors Wilbert Lewis and Greg Van Asten and Clerk Janet Powers. Members of the Planning Committee attending were Chairman Richard Ferfecki, Secretary Connie Nischke, Members, Patrick Derpinghaus, Dwayne Splan and Neal Van Donsel. Others in attendance were Robert Ripley, Dan and Tammy Reinhard and Elmer Kraning

The hearing for the amended Town of Angelica Comprehensive Plan opened at 6:30 p.m. The Pledge of Allegiance was recited. Clerk Powers verified that the hearing/meeting notice was published in the Shawano Leader on January 19, 2019; posted at the town hall and put on the town's website on January 19, 2019 with a direct link provided to the Shawano County Planning & Zoning Department to view the proposed amendments and the mapping of involved parcels in the Town of Angelica with recommended zoning changes. The Notice of Public Hearings on Proposed Comprehensive Plan Amendments, the recommended Comprehensive Plan amendments and map of involved parcels in the Town of Angelica with recommended zoning changes were e-mailed to the surrounding communities of the towns of Chase, Green Valley, Hartland, Lessor, Maple Grove, Morgan, Pittsfield, Washington and the Village of Pulaski on January 19, 2019.

Chairman Richard Ferfecki informed those present that it is a State of Wisconsin requirement that the town's Comprehensive Plan be updated every ten years. Most of the changes in the plan pertained to demographics and Chairman Ferfecki went through the updates in demographics for the Town of Angelica. There are recommended zoning changes and Chairman Ferfecki explained the recommended changes to zoning of parcels of land in the town.

Also, there is a recommended change in regard to lot size and lot road frontage in creating lot parcels. Prior to Shawano County updating its Zoning Ordinance in 2015 there was an A-290 zone which required a minimum lot size of two acres and lot road frontage of 290 feet. The update changed the A-290 zoning to an OAR-Open Lands, Agriculture and Residential Zone which then had a one and one-half acre minimum lot size and did not require a minimum road frontage. The Town of Angelica in its updated Comprehensive Plan is recommending an Ordinance be approved to require that lots in the Town of Angelica have a minimum of two acres in size and also have 290 feet of road frontage.

Rob Ripley had comments in regard to sanitation systems for commercial lots and there was discussion regarding the annexation of land in the town being annexed to the Village of Pulaski.

The hearing closed at 7:15 p.m.

MINUTES TAKEN BY Janet Powers Date: February 21, 2019  
Janet Powers, Town of Angelica Clerk

The foregoing minutes were presented to and approved by the Town of Angelica Board of Supervisors on 3-11-19. They were  approved without correction  approved with correction

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Town of Angelica Chairman

TOWN OF ANGELICA  
**Hearing of the Town of Angelica Board of Supervisors  
on February 21, 2019 Regarding Implementing a Land Division Ordinance**

Those officials attending were Town Chairman Richard Ferfecki, Supervisors Wilbert Lewis and Greg Van Asten and Clerk Janet Powers. Members of the Planning Committee attending were Chairman Richard Ferfecki, Secretary Connie Nischke, Members, Patrick Derpinghaus, Dwayne Splan and Neal Van Donsel.

The hearing regarding a proposed Town of Angelica Land Division Ordinance pertaining to lot size and road frontage opened at 7:15 p.m. Notice of this hearing was done in a combined notice on Proposed Comprehensive Plan Amendments and a Town of Angelica Land Division Ordinance and verification of posting this hearing was done by Clerk Powers at the first hearing held prior to this hearing.

Chairman Ferfecki informed those present that there is a recommended change in regard to lot size and lot road frontage in creating lot parcels in the updated Town of Angelica Comprehensive Plan. Prior to Shawano County updating its Zoning Ordinance in 2015 there was an A-290 zone which required a minimum lot size of two acres and lot road frontage of 290 feet. An update of the Shawano County zoning ordinance changed the A-290 zoning to an OAR-Open Lands, Agriculture and Residential Zone which then had a one and one-half acre minimum lot size and did not require a minimum road frontage. The Town of Angelica Planning Commission approved a draft ordinance, Ordinance 02-21-19 ~ Lot Size and Lot Width or Road Frontage.

The draft, which was presented to the Town of Angelica Board of Supervisors, contains a two-acre minimum lot size and requires road frontage of 290 feet in the OAR-Open Lands, Agriculture and Residential District Zone. The Town of Angelica, in its updated Comprehensive Plan, is recommending an Ordinance be approved to require that lots in the Town of Angelica have a minimum of two acres in size and also have 290 feet of road frontage.

The draft of Town of Angelica Ordinance 02-21-19 ~ Lot Size and Lot Width or Road Frontage was reviewed. There was discussion on Section 6 ENFORCEMENT of the draft ordinance pertaining to penalties. No requests were made from those in attendance for additions or changes to the draft ordinance.

The hearing closed at 7:30 p.m.

MINUTES TAKEN BY Janet Powers Date: February 21, 2019  
Janet Powers, Town of Angelica Clerk

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ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Town of Angelica Chairman

## TOWN OF ANGELICA

### Special Meeting of the Town of Angelica Board of Supervisors ~ February 21, 2019

Those officials attending were Town Chairman Richard Ferfecki, Town Supervisors Wilbert Lewis and Greg Van Asten and Clerk Janet Powers. Others in attendance were Connie Nischke, Dwayne Splan, Neal Van Donsel, Patrick Derphinghaus and Elmer Kraning.

*CLERK'S NOTE: Clerk Powers verified that the hearing/meeting notice was published in the Shawano Leader on January 19, 2019; posted at the town hall and put on the town's website on January 19, 2019 with a direct link provided to the Shawano County Planning & Zoning Department to view the proposed amendments and the mapping of involved parcels in the Town of Angelica with recommended zoning changes. The Notice of Public Hearings on Proposed Comprehensive Plan Amendments, the recommended Comprehensive Plan amendments and map of involved parcels in the Town of Angelica with recommended zoning changes were e-mailed to the surrounding communities of the towns of Chase, Green Valley, Hartland, Lessor, Maple Grove, Morgan, Pittsfield, Washington and the Village of Pulaski on January 19, 2019.*

The meeting was brought to order at 7:30 p.m.

At the hearing prior to this special meeting on the recommended amendments to the Town of Angelica's Comprehensive Plan there were no requests from those present nor were any requests received from the adjacent municipalities to make any changes to the Plan as it was presented at this meeting. *MOTION (Lewis/Van Asten/PASSED UNANIMOUSLY)* to approve the amendments and updated Town of Angelica Comprehensive Plan as reviewed at the hearing prior to this special meeting and forward it to the Shawano County Planning and Zoning Department.

Prior to Shawano County updating its Zoning Ordinance in 2015 there was an A-290 zone which required a minimum lot size of two acres and lot road frontage of 290 feet. The County Zoning Ordinance update changed the A-290 zoning to an OAR-Open Lands, Agriculture and Residential Zone which then had a one and one-half acre minimum lot and did not require a minimum road frontage. The Town of Angelica in its updated Comprehensive Plan is recommending an Ordinance be approved to require lots in the Town of Angelica have a minimum of two acres in size and also have 290 feet of road frontage. Chairman Ferfecki pointed out that the Town of Angelica has a very high water table and requiring two acre lots versus one and one-half acre lots would better provide for an alternate location for onsite waste water treatment systems.

A draft of Ordinance 02-21-19 ~ Lot Size and Road Frontage was reviewed. There was discussion regarding Section 6 ENFORCEMENT. It was suggested that in the section pertaining to using citation enforcement that the First Violation have a penalty of \$200.00 per day plus current court costs and to eliminate the portion of that section regarding a penalty for a second or subsequent violation. It was also brought up that the town could refuse to approve a certified survey map that did not meet the road frontage and lot size requirements and the town could also refuse to issue a building permit if the lot did not meet these requirements. There was discussion on having an attorney review the draft ordinance and whether it should be reviewed after the board approves the ordinance or have it reviewed now and have approval of the ordinance at the next town board meeting. *MOTION (Ferfecki/Van Asten/PASSED UNANIMOUSLY)* to have the draft ordinance be reviewed by an attorney and bring the draft that has been reviewed by the attorney up for approval at the next town board meeting.

MOTION (Lewis/Van Asten/PASSED UNANIMOUSLY) to adjourn the special town board meeting. The meeting was adjourned at 7:46 p.m.

MINUTES TAKEN BY Janet Powers Date: February 21, 2019  
Janet Powers, Town of Angelica Clerk

The foregoing minutes were presented to and approved by the Town of Angelica Board of Supervisors on 3-11-19. They were  approved without correction  approved with correction

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Town of Angelica Chairman

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