



*"In the Spirit of Town Government"*

---

---

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI  
MINUTES OF PLAN COMMISSION MEETING  
MONDAY, NOVEMBER 14, 2011 AT 7:00 P.M.  
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

- 1) **CALL MEETING TO ORDER:** Meeting called to order by Wallenfang at 7:00 p.m.
- 2) **PLEDGE OF ALLEGIANCE:** Pledge recited.
- 3) **ROLL CALL & VERIFY PUBLIC NOTICE:** Public notice verified. Commissioners present – Wallenfang, McAndrews, O’Neill, Van Wychen, Opsteen, Lamers and Van Stippen. Also present was Administrator/Clerk Gorall and members of the public.
- 4) **PUBLIC FORUM**  
Issues brought before the Commission for which no decision shall be made: Wallenfang called for comments. No comments.
- 5) **MINUTES TO APPROVE**
  - a) October 10, 2011 Plan Commission Minutes: Motion by McAndrews/Van Wychen to approve minutes. Motion carried 7 to 0.
- 6) **PUBLIC HEARINGS**
  - a) Comprehensive Plan Amendment: Amendment to Future Land Use Map; Parcel Numbers 030059500, 030059600, 030059700 (three parcels located at the northeast corner of CTH KK and CTH N); Residential and Undeveloped to Commercial Future Land Use: Wallenfang opened the public hearing at 7:01 p.m. and called for comments in favor of the application. Applicant Michael Wagner presented the request for an amendment and his plans to develop the property for a chiropractic office, a draft site plan was provided. Wagner noted that he owns the Brux parcel (N110 Brux Rd.) and that there is an accepted offer on the Stumpf parcel. Wagner noted that access from Brux Road and CTH KK will be requested and he reviewed his known plans for improvements to the intersection. No further comments in favor of the application were presented.  
  
Wallenfang called for comments in opposition to the amendment. Gorall first provided an overview of the comprehensive plan amendment and rezoning process. Tim Ourada (N129 Brux Rd.) presented his concerns with having commercial in the area and his concerns that more commercial may be added to the area in the future if approved. Bob Loderbauer (N121 County Rd. N) asked a question about rezoning of his property. Gorall and Wallenfang clarified the difference of rezoning and the comprehensive plan amendment change. Gorall noted that the planned rezoning would only include two parcels, not all three as presented for the amendment. Resident (N147 Brux Rd.) asked about setbacks that would be required for a commercial building and noted an objection to the amendment or any future rezoning. Dave Hoh (N105 Brux Rd.) spoke against the rezoning and amendment and noted his concerns about lighting, noise and traffic. Trudy Ourada (N129 Brux Rd.) spoke against the amendment and noted a concern about Brux Rd. possibly being opened back up to traffic on CTH N. Resident (N135 Brux Rd.) spoke about loss of privacy to the area. No further comments against the application were presented. Motion by Lamers/Opsteen to close the public hearing at 7:15 p.m. Motion carried 7 to 0.
  - b) Application for Special Exception: Applicant Dan Fuhrmann, N930 County Road GG; Parcel Number 030012400; For §230-18 Installation of Solid Fuel Fired Outdoor Heating Devices: Wallenfang opened the public hearing at 7:16 p.m. and asked for comments in favor of the application. Applicant Dan Fuhrmann provided a review of his application and spoke in favor of his request. No further comments. Wallenfang asked for comments in opposition to the application. No comments. Motion by McAndrews/Van Wychen to close the public hearing at 7:17 p.m. Motion carried 7 to 0.
- 7) **APPLICATIONS**
  - a) Application for Special Exception: Applicant Dan Fuhrmann, N930 County Road GG; Parcel Number 030012400; For §230-18 Installation of Solid Fuel Fired Outdoor Heating Devices – For Approval/Denial: The Commission reviewed and discussed the application. Gorall noted that Fire Chief Grones reviewed the application and details of why the application is required. Motion by McAndrews/Lamers to approve the application as presented. Motion carried 7 to 0.

b) Application for Minor Land Division (CSM): Applicant James Lamers, N788 County Rd. GG; Parcel Numbers 030016400, 030016500 – For Approval/Denial: Gorall provided a review of the application. The Commission reviewed and discussed the application. Motion by Opsteen/Van Wychen to approve the application as presented. Motion carried 7 to 0.

**8) IMPLEMENTATION OF TERMINATION OF AN AGREEMENT FOR PROPERTY USE AT 030059700 (NW CORNER OF CTH KK/CTH N)** – For Approval/Denial: Wallenfang and Gorall provided a review of a letter from the Town attorney regarding the Town’s agreement for property use at the noted property. The Commission reviewed the attorney’s letter and agreed that the agreement is terminated. It was confirmed that Michael Wagner has an accepted offer on the property in question. The Commission agreed to have Gorall inform the property owners of the termination and request that current use of the property as allowed under the agreement cease by December 31, 2011.

**9) RESOLUTION 2011-10, APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE TOWN OF BUCHANAN** (Amendment to Future Land Use Map; Parcel Numbers 030059500, 030059600, 030059700 (three parcels located at the northeast corner of CTH KK and CTH N); Residential and Undeveloped to Commercial Future Land Use) – For Approval/Denial: The Commission reviewed and discussed the amendment and comments received during the public hearing. The Commission specifically discussed impact to the neighborhood, highway improvements planned for the area, buffer requirements and overall future use of the area. Bob Loderbauer spoke in regard to including his property in the amendment and in future rezoning. Motion by McAndrews/Lamers to deny resolution 2011-10. Motion fails 2 to 5. Motion by Opsteen/Van Wychen to approve resolution 2011-10. Motion carried 4 to 2, with one abstention by Van Stippen.

**10) PLAN COMMISSION & BOARD OF ADJUSTMENT VACANCY** – For Discussion Only: Opsteen presented a letter provided to the Commission noting that this is her final meeting. Gorall provided a proposed plan to fill the vacancy. The Commission agreed to have Gorall begin advertising to fill the two positions. Wallenfang thanked Opsteen for her service to the Town.

**11) REVIEW OF 2012 DRAFT PLAN COMMISSION WORK PLAN** – For Discussion Only: Gorall presented a draft work plan for 2012. The Commission reviewed and discussed the plan and priorities for the year. The Commission agreed to have Gorall proceed with implementation as presented.

**12) PROJECT UPDATES/CORRESPONDENCE**

- a) Update on Town of Harrison Incorporation Efforts: Gorall updated the Commission on recent activities and meetings by the Town of Harrison on their efforts to incorporate.
- b) Update on Intermunicipal Agreement Discussions with City of Kaukauna (CTH CE/KK Corridors): Gorall updated the Commission on recent meetings with the City and noted a pending annexation on Peters Road.

**13) FUTURE AGENDA ITEMS**

Future meeting agenda/discussion items and possible action on future Plan Commission agenda, including specific items for inclusion on or exclusion from future agenda: Agenda items as necessary will be carried forward to the next meeting. No new agenda items were added.

**14) ADJOURN:** Motion by Van Wychen/Lamers to adjourn at 7:53 p.m. Motion carried 7 to 0.

Angela Gorall, Administrator/Clerk  
November 15, 2011

Motion to approve: McAndrews/Van Wychen. Date: 12/12/2011.  
Carried: 6 to 0.