Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Joint Plan Commission and Town Board Hearing
Tuesday October 20, 2026, 6:30 p.m., Town Hall, Oak Center

1. Call hearing to order by each Chair on behalf of their respective body

   The public hearing was called to order at 6:33 p.m. by Chair Ed Smith on behalf of the Town Board and Acting Chair Joe Schauer on behalf of the Plan Commission.

2. Roll call & Confirmation of Meeting Notice

   Present were Plan Commission members Lance Kinzler, Carl Wolf, Bill Kettler, alternates Joe Schauer and Russ Ratkowski, Town Board members Ed Smith, Brad Sabel and Dean Boelk, and Zoning Administrator & Clerk Nicole Schauer. PC Chair Dean Luger and PC member Terra Backhaus were not available to attend.

   The applicant for the Levorson Rezoning proposal, Jeff Butzke of Compass Surveying, was in attendance. A sign-in sheet is available for additional persons present.

   Ms. Schauer confirmed the combined legal notice of the Plan Commission and Town Board Joint Hearing. The notice was published as a Class 2 notice in The Reporter on October 6th and 13th, 2026, posted at the US Post Office in Oakfield, the Village of Oakfield Community Building, the Town of Oakfield Town Hall, and on the Town of Oakfield's website. Copies of the notice were sent to the surrounding landowners.

3. Approval of Agenda

   Motion made by Carl Wolf, seconded by Brad Sabel, to approve the October 20, 2026, joint hearing agenda as presented. Motion carried.

4. Overview of Review Procedures

   Acting Plan Commission Chair Joe Schauer provided an overview of the procedures for the hearing.

5. Presentation of Rezoning application

   Jeff Butzke of Compass Surveying presented the rezoning application on behalf of Paul and Helen Levorson. The Levorsons propose to divide a 3.227-acre parcel from the larger parcel identified as T15-14-16-12-10-003-00 and rezone it from the Farmland Preservation District to the Residential Without Public Sewer District (R-2). Mr. Butzke explained that the parcel is intended to be sold to prospective owners who plan to build a residence on the property.

   Mr. Butzke, along with the Plan Commission, reviewed the Findings of Fact required under Wisconsin Statute § 91.48.

   a. Public comments on application

      i. Comments in support: The prospective purchaser of the parcel expressed support for the application.

      ii. Comments in opposition: None

      iii. Other/general comments: Gary Adelmeyer, who resides on a neighboring parcel, expressed concern that additional residences along Highbridge Road could contribute to a decline in the water table. Discussion included concern for the potential of wells to go dry, whether limits should be placed on the number of residences in the area, and how the well that the City of Fond du Lac added several years ago to meet its water needs may have affected the area's aquifer.

      Mr. Adelmeyer stated that he would like to see a limit on the number of homes along Highbridge Road. It was noted that conservation land and other properties that are not suitable for development may naturally limit future residential growth in the area.

      Paul Levorson commented that six dairy farmers previously operated in the area and used significant amounts of water, whereas there are no longer any dairy farmers in the area. Discussion also included whether the City's well, which serves thousands of people, could have a greater impact on the water table than the limited number of residences along Highbridge Road.

b. Response to public comments by applicant: None

c. Discussion and deliberation by Plan Commission & Town Board

It was noted that the Village of Oakfield waived its extraterritorial zoning review for the proposed parcel.

Carl Wolf discussed the surrounding properties and expressed concern that the development of additional homes, including newer residences along Highbridge Road, could make the area more attractive for future annexation by the Village. He also raised concerns about the potential loss of the Town's tax base if the area were annexed.

The Town Board and Plan Commission discussed the request and reviewed Section 5.5, *Rezoning of Land Out of the Farmland Preservation Zoning District*, of the Zoning Ordinance. They determined that the rezoning request meets all four criteria outlined in items A through D of Section 5.5.

A. The land is better suited for a use not allowed in the farmland preservation zoning district.

B. The rezoning is consistent with any applicable comprehensive plan.

C. The rezoning is substantially consistent with the county certified farmland preservation plan.

D. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

d. Action by Plan Commission on recommendation to Town Board

Motion by Carl Wolf, seconded by Russ Ratkowski, to recommend that the Town Board approve the rezoning of the parcel from Farmland Preservation District to R-2 Single Residential District without sewer, with the rezoning contingent upon the approval of the Certified Survey Map. Motion carried.

6. Action by Town Board on the Levorson Rezoning Recommendation

Motion by Brad Sabel, seconded by Dean Boelk, to accept the recommendation of the Plan Commission to approve the rezoning of the parcel from Farmland Preservation District to R-2 Single Family Residential District without sewer, with the rezoning contingent upon the approval of the Certified Survey Map. Motion carried.

7. Action by Town Board on the Levorson Certified Survey Map

Motion made by Brad Sabel, seconded by Dean Boelk, to approve the Levorson Certified Survey Map for the 3.227-acre parcel as presented. Motion carried. The Certified Survey Map was signed by Chair Smith as attested to by Clerk Schauer.

8. Adjournment

Motion made by Russ Ratkowski, seconded Lance Kintzler to adjourn the meeting. Motion carried and meeting adjourned at 7:30pm

Respectfully Submitted,

Nicole Schauer, Zoning Administrator/Clerk