TOWN OF OSCEOLA PLAN COMMISSION
Scott and Lisa Benike Application – December 7, 2023 MINUTES
and N3881 Vista Rezone Request

1. The meeting was called to order at 6:00 pm by Chairman Patchett; all stood to recite the Pledge of Allegiance
2. Proof of posting: Campbellsport News, Dins Mini Mart, Osceola Town Hall, Waucousta Mart, & Town of Osceola Website
3. Roll Call: Don Patchett (DP)-present, Roy Strean—Excused, Wally Seibel (WS)-present, Judy Peterson—Excused, Ken Abhold—Excused, and alternates-Jim Walter (JW)-present and Josh Prostek (JP)-present. A quorum was present, as well as Secretary Kay Wege and four residents: Russell and Michelle Theisen, Spas Prostek, and Pat Brown.
4. Purpose of Meeting: To consider the application of Scott and Lisa Benike to rezone 1.00 acre* from Rural Development to Residential District. The property is located in part of the NE ¼ of the SE ¼ of Section 31, T. 14 N.-R. 19 E., Town of Osceola, Fond du Lac County, Wisconsin (T16-14-19-31-13-003-00), located west of Triple S Road. The purpose for rezoning is splitting the existing home at N2716 Triple S Road off from the rest of the owners' acreage and selling the remaining 36.5 acres to a family member. The current Rural Development District has a 5 acre minimum lot size so rezoning the 1 acre lot to Residential is needed.
5. JW offered the Presentation on the proposal by stating that the rezoning met all of the requirements: not spot zoning—other residential district property all around, has required minimum one acre.
6. Russell Theisen asked a few questions about set-backs and road right of way out of curiosity.
7. JP-motion to approve rezoning 1.00 acre* from Rural Development to Residential District; JW-second. All in favor by voice vote; motion carried and will be recommended to the Town Board at their December 12, 2023 meeting.

8. Purpose #2: To discuss with possible action rezoning the 2 acre property at N3881 Vista**, from Residential to Business located in the MW ¼ SW ¼ of Section 14, T. 14 N.-R. 19 E., Town of Osceola, Fond du Lac County, Wisconsin (T16-14-19-14-10-002-00). The purpose for the rezone is that property will be used as a Dog Kennel business once again by new owner.
9. JW made the presentation for this previously mis-zoned property.
10. After MUCH discussion, JW-motion to rezone property at N3881 Vista** to Business District with a Conditional Use Permit for a dog kennel; Permit to be issued annually. CONDITIONS: 1) Renew annually by January 1. 2) Permit issued to property owner only. 3) Permit NOT transferable. 4) Three or more documented nuisance or loose dog violations will result in Board action. JP-second. Three aye and 1 nay (WS). More discussion. JP-withdrew the second and JW withdrew the original motion. JP-new motion to rezone these two acres** to Business District with a Conditional Use Permit for a dog kennel; Permit to be issued annually. CONDITIONS: 1) Renew annually by January 1. 2) Permit issued to property owner only. 3) Permit NOT transferable. 4) Three or more documented nuisance or loose dog violations will result in Board action. 5) If property is sold or kennel business ceases to exist, the zoning will be re-evaluated by the Plan Commission. WS-second. ALL in favor by voice vote; motion carried and will be recommended to the Town Board at their December 12, 2023 meeting.
11. Having no further business, JW-motion to adjourn meeting at 6:57 pm: WS-second. All in favor by voice vote, motion carried.

Respectfully submitted by
Kay Wege, Secretary