TOWN OF POYGAN PLANNING AND ZONING
WORKSHOP AND MEETING MINUTES
Poygan Town Hall
8693 Town Hall Road
Wednesday March 11, 2026 @ 7:00 p.m.

1. Call to Order by Dennis Hohol at 7:03pm.
2. Pledge of Allegiance
3. Zoning Board Members present: Susan Schwartz, Ron Green, Marty Johnson, Christine Brown, Randal Spear, James Heinzelman, Dennis Hohol
4. Meeting Minutes 2/9/2026
   - Approve minutes from 2/9/26.
   - Discussion that Randal Spear was not listed as having attended meeting.
   - Motion made by Dennis Hohol to approve 2/9/2026 Meeting Minutes with revision of Randal Spear being in attendance. Seconded by Ron Green. Motion carried.

5. Workshop for changes to the Town of Poygan Zoning Ordinances and Map.
   - Review for changes in Zoning manual, amend manual – Dennis will add section 17.14 ROW for Road Right of Ways to Zoning Ordinance manual for discussion 3/25.
   - Review map, excel file and discuss zoning changes to properties in non-shoreland areas.
     - 505 parcels were identified by Dennis prior to the meeting
     - Addressed the majority of parcels and will hopefully complete during the 3/25 meeting.
   - Discuss, review and amend requirements of differing Zoning Districts (size, setbacks, etc.) for conformity, amend spreadsheet.
     - Will review 3/25
   - Discuss new zoning district for road right of way, text and compile list of properties for zoning change.
     - Dennis will schedule a meeting at Winnebago County Planning & Zoning for Marty and Dennis to discuss ROWs and eliminating certain Zoning for parcels
6. Compile a list of landowners, draft letter of recommended changes
   - In process of determining which parcels should be recommended for rezoning.
7. Agenda items for 3/25 meeting
   - Discussion on Marine Business Conditional Use
   - Discussion of 65’ or less lot width setbacks
8. Meeting dates

- 3/18 – Regular Town Board Meeting
- 3/25 – Continuation of 3/11 Zoning Meeting
- 4/1 – Continuation of 3/25 Zoning Meeting if necessary
- 4/8 – Continuation of 3/25 and 4/1 Zoning Meetings if necessary
- 4/15 – Regular Town Board Meeting
- 4/22 – Q&A for public who were sent letters
- 4/29 – Q&A for public who were sent letters
- 5/13 – Public Hearing on revised Ordinance and generate recommendation for Town Board
- 5/20 – Regular Town Board Meeting addressing recommendation from Zoning Board

9. Zoning Board members terms expiring April 2026:
    i. James Heizelman – would like to be renewed
    ii. Susan Schwartz – would like to be renewed

    Motion made by Dennis Hohol and seconded by Ron Green to present Zoning Board member renewals at 3/18/2026 Town Board Meeting

10. Adjournment: Motion made by Dennis Hohol to adjourn. Seconded by Randal Spear. Meeting adjourned 8:59pm.

Submitted by: Dennis Hohol, Town of Poygan Zoning Board Chairman & Secretary