

*Wolf River Town Hall  
8800 County Road II  
Fremont, WI 54940*

**June 24, 2024**

**BOARD MEETING**

**AGENDA**

7:00 p.m.

Town Board will consider and act upon the following:

1. Call to Order by Chairperson Rutten.
2. Pledge of Allegiance.
3. Approve the Minutes of previous meeting.
4. Public forum on agenda items and request for future agenda items.
5. Sheriff's Representative – Winnebago County.
6. Building Inspector/Zoning/Board of Appeals Administration Business.
  - a) Building permits issued.
  - b) Other
7. Treasurer's Report.
8. Correspondence.
9. Greater Oshkosh EDC: Art Rathjen
10. Winnebago County Board update: Howard Miller.
11. Approval and payment of invoices
12. **ZONING CHANGE:** For Richard & Jill Hughes for land located at 7586 County Road H. Being part of the NE ¼ of the NE ¼ of Section 31, T20N, R14E, Town of Wolf River, Winnebago County, WI 54940. Applicant is requesting a zoning change from A1 (Agribusiness): A2 (General Agriculture) to R1 (Rural Residential). They plan on selling the land to their daughter to build a house upon.
13. **CERTIFIED SURVEY MAP:** For Richard & Jill Hughes for land located at 7586 County Road H. Being part of the NE ¼ of the NE ¼ of Section 31, T20N, R14E, Town of Wolf River, Winnebago County, WI 54940. Owners plan on selling a parcel of their land to their daughter to build a house upon.
14. **CONDITIONAL USE PERMIT:** For Rhonda & Scott Rusch of 8577 County Rd II, Fremont, WI 54940. Being part of the NE ¼ of the NE ¼ described as Lot 1 of Certified Survey map #4563, Section 9, T20N R14E, Town of Wolf River Winnebago County, WI 54940. Applicant is requesting a Conditional Use Permit to operate a home occupation, a state-licensed daycare as allowed by the Town of Wolf River Zoning Ordinance, Section 1.05(3), Schedule 1.05-A Land Uses or Activities- Agriculture Districts, #13 Daycare Facility.
15. **ZONING CHANGE:** For Nathaniel Lenz, Arrow Lane LLC for property located at 8038 Arrow Lane, Fremont. Being all of the the NE ¼ of the NE ¼ of Section 28, T20N, R14E, Town of Wolf River, Winnebago County, WI 54940. Applicant is proposing to section off 2 parcels of 1 acre each for the partners of Arrow Lane LLC to build homes on. Applicant is requesting a zoning change from A2 (General Farming District) Section, 1.05 (1)(b) to R1 Residential District, Section 1.06 (1)(b) to bring parcels into compliance with the Town of Wolf River Zoning Ordinance.
16. **CERTIFIED SURVEY MAP:** For Nathaniel Lenz, Arrow Lane LLC for property located at 8038 Arrow Lane, Fremont. Being all of the the NE ¼ of the NE ¼ of Section 28, T20N, R14E, Town of Wolf River, Winnebago County, WI 54940. Applicant is proposing to section off 2 parcels of 1 acre each for the partners of Arrow Lane LLC to build homes on.
17. Grant & Issue Operators Licenses. See list
18. Issue "Class B" Beer"/Class B" Alcohol Licenses to the following:
  - a) Hahn-A-Lula Resort, Ballroom & Supper Club, Inc. Bryan Hahn, agent, 8661 S. Wolf River Rd, Fremont,
  - b) Gala Resort & Campground, Inc., Schelagh Dehler, agent, 9692 County Rd H, Fremont, WI
  - c) Boom Bay Bar & Grill, LLC. Nicholas E Blythe, agent, 7884 Cut-Off Lane, Larsen, WI
  - d) DBT Investments LLC for Wolf River Lodge, Daniel VanEpps, agent, 8839 S. Wolf River Rd, Fremont, WI
  - e) Metz Bar & Grill, LLC. Angela J Moderson, agent, 9686 County Rd HH, Fremont, WI
  - f) Drew's Tavern LLC. Edward Drews, 7703 County Rd II, Fremont, WI
  - g) Joseph Hall, Triangle Farm Campground. 9212 Riverview Dr. Fremont, WI
19. Issue Class "A" beer license to the following:
  - a) Anchor Point Marina, LLC. Todd Gleisner, agent 9082 Marion Lane, Fremont, WI
  - b) Chico's Landing on the Wolf, LLC. Gheorghita Simion, agent 8994 S. Wolf River Rd, Fremont, WI
20. **Grant & issue** Cigarette licenses to the following: Hahn-A-Lula Resort, Ballroom & Supper Club, Inc. Bryan Hahn, agent, 8661 S. Wolf River Rd, Fremont,
21. **Grant & issue** Cabaret Licenses to the following:
  - a) Boom Bay Bar & Grill, LLC. Nicholas E Blythe, agent, 7884 Cut-Off Lane, Larsen, WI
  - b) Hahn-a-Lula Ballroom & Supper Club, Inc., Bryan Hahn, agent, 8661 S. Wolf River Rd, Fremont,

- c) Gala Resort & Campground, Inc., Schelagh Dehler, agent, 9692 County Rd H, Fremont, WI
- d) DBT Investments LLC for Wolf River Lodge, Daniel VanEpps, agent, 8839 S. Wolf River Rd, Fremont, WI.
- 22. Plan & Zone Committee report – Dave Koepp.
- 23. Attorney's Report.
- 24. Assessor's Report.
- 25. Town Hall Business.
  - a) Website upgrade proposal
  - b) Other.
- 26. Set date and time of next Board meeting. Adjournment.

Notice prepared by:

Susan J. Gilbert, Clerk

The Town Board meets regularly the 4<sup>th</sup> Monday of each month at 7:00 p.m. (unless otherwise noted) at the Town Hall, located at 8800 County Road II, Fremont \*\*\* ALL MEETINGS ARE OPEN TO THE PUBLIC\*\*\*

Notices are mailed or e-mailed by the clerk for posting at the following locations: Union Star, Hahn-a-Lula Resort, and are posted at the Wolf River Town Hall and Fremont Post Office.