



PORTAGE COUNTY PLANNING & ZONING DEPARTMENT  
REZONING REVIEW CHECKLIST  
- Preliminary Interview -

Background Information

Date: 9/25/24 <sup>Revised on</sup> 5/5/25, Larry

Inquirer: Rhonda Fechter

☒ Landowner ☐ Interested Party

Email: rodajlo.39@gmail.com

Phone No.: 715-824-5909

Current Zoning: A1/R2

Reason for Rezoning: create a buildable lot/court case determination.

Address: \_\_\_\_\_

Township: New Hope

Parcel No.: 026-24-1015-12.13

Gov. Lot: \_\_\_\_\_ SE 1/4 SW 1/4

Section: 15 T. 24 N. R. 10 E.

Staff Involved in Interview: Kristen Johnson/Chris Moch

Requested Zoning: R2 Acreage of Request: 0.22 Acres

Initial Findings

Surrounding Zoning: N A1 S R2 E A2 W A1

Land Use: N L2 S Res E NAL W L2  
L3

Floodplain: ☐ Yes ☒ No

Wetlands: ☐ Yes ☒ No

Wellhead Protection: ☐ Yes ☒ No

Access / Driveway Protection: N/A Town Road

Landfill / Well Locations: N/A

Town Comprehensive Plan Consistency: Not consistent with town comp plan

Improvements on Parcel: ☐ Yes ☒ No ☒ Proposed: Will need to amend future land use map from L2 to Residential

Single family dwelling

30 Day Town public notice required: ☒ Yes ☐ No

Soil Type: RcC2 & R5B Soil Suitability: Conventional Septic

Soil Tests Required: ☐ Yes ☒ No

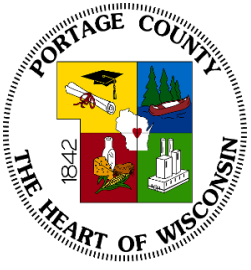
Preliminary Staff Opinion: ☐ Positive ☐ Negative ☒ Further Review Required by Town

**IMPORTANT:** A rezoning can be a complicated process involving the review of environmental and cultural information about your property and the property that surrounds it. Input is also considered from the general public, surrounding landowners, the Town Board, and the County Planning and Zoning Committee. Staff's recommendations regarding a rezoning are only part of what the governing Boards consider when making a final decision. Staff cannot guarantee that our preliminary opinion will remain constant during the review process as additional information and viewpoints are assembled regarding the request. However, staff will inform you of any changes in our opinion during the review process.

Staff Comments: See attached memo

Date Forwarded to Town: 10/10/2024 Inquirer's Initials: R.F. Staff Initials: RJ Gm

**REVISED 5/5/25**



# PLANNING AND ZONING DEPARTMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

**DATE:** May 5, 2025  
**TO:** Town of New Hope  
**FROM:** Kristen Johnson, Planner  
**SUBJECT:** Revised Request for Larry & Rhonda Fechter, Parcel ID # 026-24-1015-12.13

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## Background

Prior to June 5, 2024, Larry and Rhonda Fechter owned a .52 acre parcel north of Taylor Road, zoned for R2 Single Family Residence, while their neighbor, Gordon Krogwold, owned an adjoining 22.34 acre parcel, zoned for A1 Exclusive Agricultural (see Map showing “Previous Parcel Configuration”). A dispute arose between the two parties regarding the location of a historical easement which gave Krogwold permission to cross the Fechter property with farm vehicles and machinery. On June 5, 2024, a Certified Survey Map (CSM) was recorded in the Portage County Register of Deeds office to exchange land between the two parties (see attached CSM and Map showing “Current Parcel Configuration”).

The CSM did not follow the proper County review and approval process, and the exchange was later found to be in violation of Sections 7.1.3.(4)(d)2, 7.1.3.(4)(d)2, and 7.4.2(2)(c) of the Portage County Zoning Ordinances. The exchange reduced Krogwold’s parcel to 16.354 acres and 181 feet wide along the west boundary (see Lot 1 of CSM); below the 35-acre minimum size and 200 feet minimum width required of newly configured lots in the A-1 Zoning District. The exchange increased the Fechter’s parcel to 6.83 acres (Lot 2 of CSM), but again, below the 35-acre minimum size required of A1 zoned land. Furthermore, the CSM reduced the R2 area of the lot below the 20,000 sq ft minimum and created a split zoned parcel for the Fechter’s, such that .33 acres is zoned R2 and 6.5 acres is zoned A1 (see Map showing “Current Zoning”). Split zoning is problematic when it comes to administering Zoning Ordinance standards for height, setbacks, lot width, and type of uses allowed, because both districts have separate requirements that must be achieved. The Fechter’s wish to one day build a new home on their parcel, but within the A1 zoning district the only residences allowed as permitted uses are agriculturally related residences, which is defined as a residence occupied by a person who earns a majority of their livelihood from the farm operation.

## Request

To correct the violation, but still allow for the deeded access to remain and a buildable area equivalent to what was there previously for the Fetchers, the Fechter’s are requesting to rezone .22 acres included in parcel 026-24-1015-12.13 from A1 Exclusive Agricultural to R2 Single Family Residence (see Map showing “Requested Rezoning”). They will designate the remaining lot as an outlot on a new Certified Survey Map (see the proposed CSM date stamped **RECEIVED**

04/04/2025.

Wisconsin Statue 66.1001(3) states that a rezoning must be consistent with a local governmental unit's Comprehensive Plan. According to the Future Land Use Map of the Town of New Hope Comprehensive Plan (see Map showing "Future Land Use"), the area subject to rezoning is planned for L2 Intermediate Agriculture (.22 acres).

Table 9.1: Zoning/Land Use Plan Compatibility of the Plan (also attached) indicates that the requested R2 zoning district is not compatible with land mapped for future L2 Intermediate Agriculture. For the requested zoning change to be deemed consistent with the Comprehensive Plan, the Future Land Use Map designation of the .22 acres would need to be Residential prior to rezoning. Therefore, the Fechter's are requesting to amend the Comprehensive Plan Future Land Use Map of .22 acres included in parcel 026-24-1015-12.13 from L2 Intermediate Agriculture to Residential (see Map showing "Requested Future Land Use Change").

### **Town Review and Recommendation Process**

Following is a step by step process the Town should follow to review and act on the Fechter's request:

The Town Plan Commission is the first body to review and act on a Comprehensive Plan amendment and rezoning. State law requires a Public Hearing be held for the Comprehensive Plan amendment portion of the request, which will be satisfied at the Town Board level (and further explained below). The rezoning portion of the request does NOT require a Town Public Hearing. However, it is highly encouraged that the Town notify adjacent property owners within 300+ feet about the nature of a Comprehensive Plan amendment and/or rezoning, along with the time and place of the Plan Commission meeting for which they will be discussed. The County notification policy is 300 feet and we've found the process runs smoother overall, when Town and County both notify the same owners (see List of Surrounding Property Owner's).

At their meeting, the Town Plan Commission should make a recommendation to the Town Board for the Comprehensive Plan amendment and then for the rezoning. To recommend a comp plan amendment forward, **approval must be in the form of an official resolution passed by a majority vote of the Plan Commission.** Approval of the rezoning is also by a majority vote, but a copy of the minutes indicating the vote is enough to record the action. Both actions are recommendations to the Town Board.

Upon receiving the recommendations from the Plan Commission, the Town Board should schedule a Public Hearing for the Board to review and act on the Comprehensive Plan amendment. **Per Wisconsin Statute 66.1001(4)(d), a class 1 notice must be published at least 30 days before the Public Hearing is held.** The Town may also provide notice of the hearing by any other means it considers appropriate.

A regular meeting of the Town Board should immediately follow the Public Hearing, at which time the Board should act on the Comprehensive Plan amendment and then the rezoning. **Approval of the Comprehensive Plan amendment must be in the form of an Ordinance enacted by a majority vote of the Town Board.** Approval of the rezoning is done by a majority vote, with proof of the action recorded in the minutes.

**Once the Town Board has made a decision on the request, the Town actions should be forwarded to the Portage County Planning and Zoning Department for consideration by the County (Planning & Zoning Committee and then County Board).** Please remind the applicant to

contact the Planning & Zoning Department to ensure that the request continues to move forward at the County level in a timely fashion.

Please provide the following documentation via mail, email or fax:

*For a recommendation of denial of the request*

1. A summary of the action taken by the Town Board, including result of the vote. Meeting minutes would be sufficient.

*For a favorable recommendation of the Comprehensive Plan Amendment*

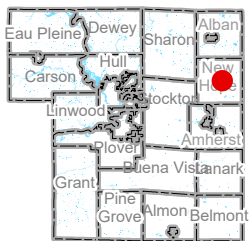
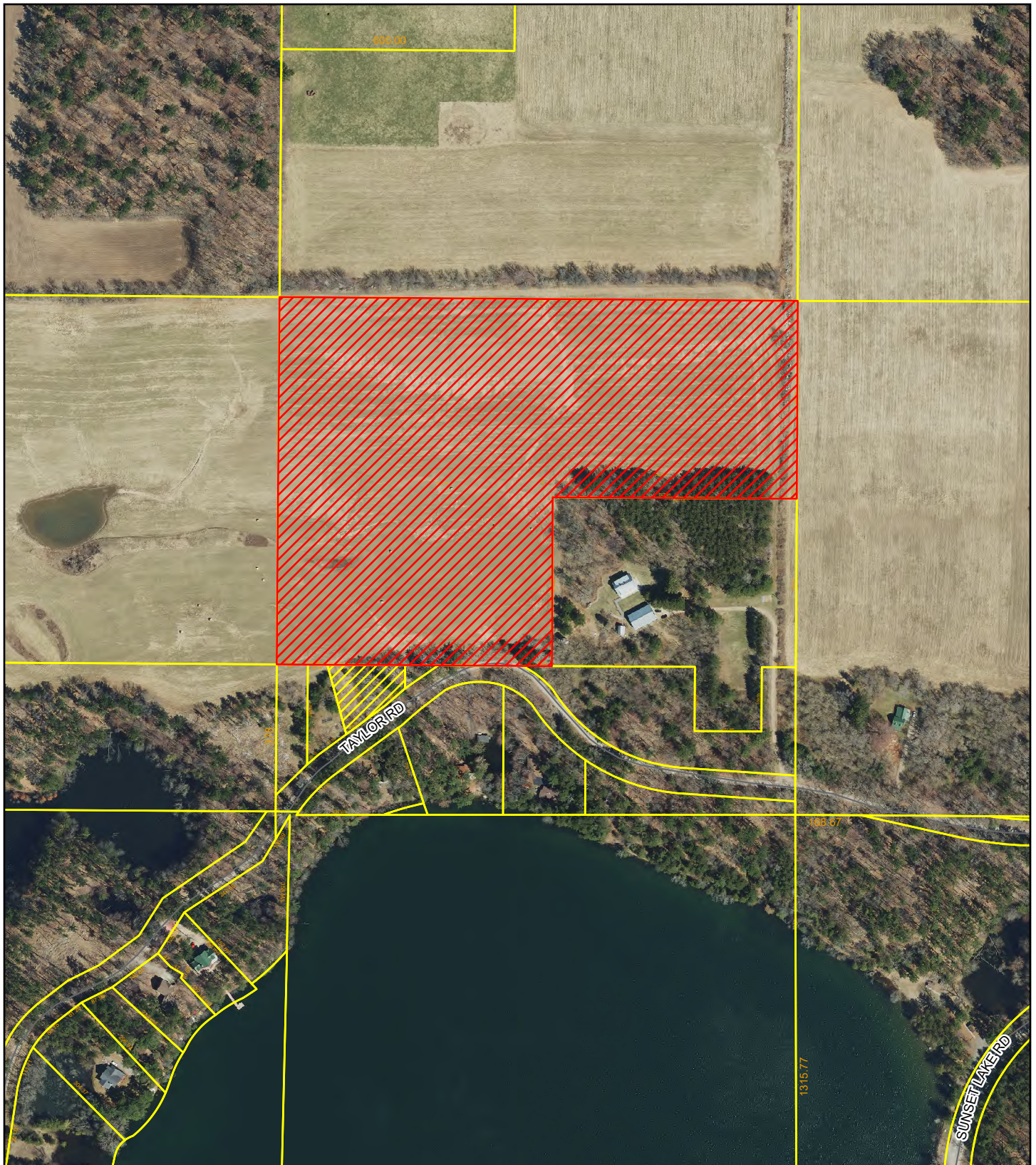
1. A copy of the public hearing notice. Please note the date that the Class 1 Notice was published (30-day minimum notice).
2. A summary of the action taken by the Plan Commission, including result of the vote. Meeting minutes would be sufficient.
3. A summary of the action taken by the Town Board, including result of the vote. Meeting minutes would be sufficient.
4. One copy of the Plan Commission resolution recommending adoption of the amendment (with signatures).
5. One copy of the Town Board ordinance adopting the amendment (with signatures).

*For a favorable recommendation of the Rezoning*

1. A summary of the action taken by the Plan Commission, including result of the vote. Meeting minutes would be sufficient.
2. A summary of the action taken by the Town Board, including result of the vote. Meeting minutes would be sufficient.

If you have any questions or need additional information, please do not hesitate to contact me or Chris Mrdutt at 715-346-1334.







## Previous Parcel Configuration

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residence

-  Parcel owned by Fechter
-  Parcel owned by Krogwold



0 225 450 Feet



# PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

**INCLUDING ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED  
SURVEY MAP NO. 011695, LOCATED IN PART OF THE SE1/4  
SW1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 10  
EAST, TOWN OF NEW HOPE, PORTAGE COUNTY, WISCONSIN.**

03/03/2024 10:24 AM  
REC FEE: 30.00  
TRANSFER FEE:  
PAGES: 2  
FEE EXEMPT:  
THIS IS A SWIFT DOCUMENT

PREPARED FOR:

**LARRY FECHTER  
911 TAYLOR RD  
AMHERST JUNCTION, WI 54407**

## SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

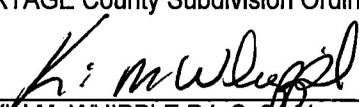
That I have surveyed, divided and mapped this Certified Survey Map located in part of the SE1/4 SW1/4 of Section 15, Township 24 North, Range 10 East, Town of New Hope, Portage County, Wisconsin. Including all of Portage County Certified Survey Map No. 011692, bounded and described as follows;

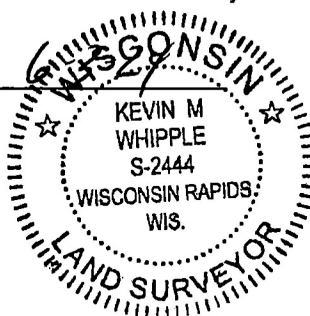
Commencing at the S1/4 Cor. 15-24-10E

Thence N 89°42'23" W, a distance of 1336.51' to an iron monument;  
Thence N 0°25'04" E, a distance of 377.91' being the POINT OF BEGINNING;  
Thence N 0°25'04" E, a distance of 947.43' to an iron monument;  
Thence S 89°43'16" E, a distance of 1332.91';  
Thence S 0°15'44" W, a distance of 507.63';  
Thence N 89°47'03" W, a distance of 627.24' to an iron monument;  
Thence S 0°17'40" W, a distance of 160.12' to an iron monument;  
Thence S 0°16'34" W, a distance of 273.48' to an iron monument;  
Thence N 89°42'51" W, a distance of 42.69' to an iron monument;  
Thence S 89°14'24" W, a distance of 335.03' to an iron monument;  
Thence S 0°26'35" W, a distance of 66.26' to an iron monument;  
Thence S 53°42'20" W, a distance of 187.11' to an iron monument;  
Thence N 15°15'01" W, a distance of 185.14' to an iron monument;  
Thence N 89°35'32" W, a distance of 49.79' to an iron monument;  
Thence N 89°50'38" W, a distance of 80.21' to the POINT OF BEGINNING; subject to right-of-ways,  
easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of **LARRY FECHTER  
911 TAYLOR RD  
AMHERST JUNCTION, WI 54407**

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the PORTAGE County Subdivision Ordinance to the best of my knowledge and belief.

  
KEVIN M. WHIPPLE P.L.S. 2444  
Drafted By: KEVIN WHIPPLE  
Field work completed on 3/19/24

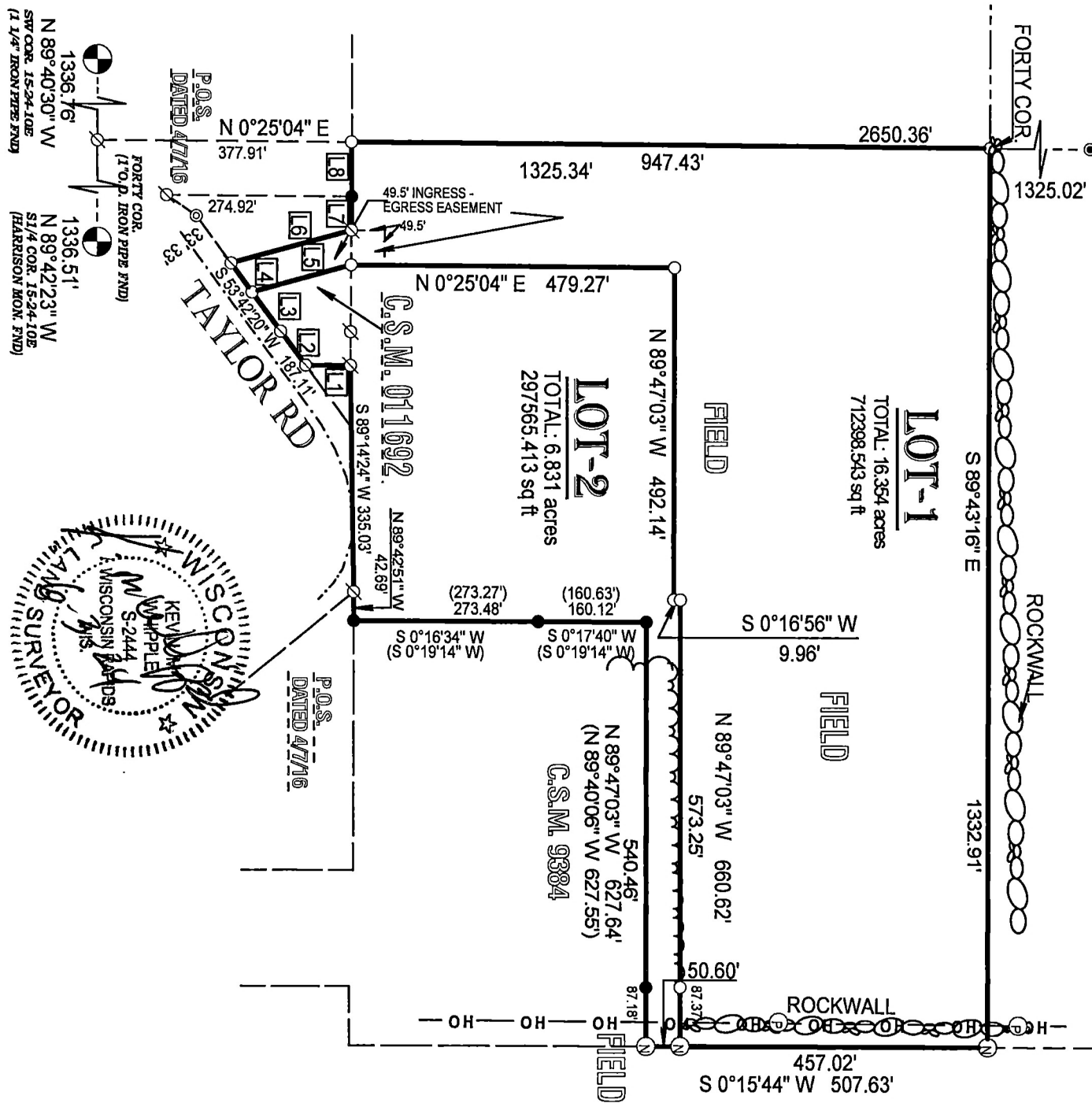


**SHEET 1 OF 2**

**ROSICKY LAND  
SURVEYING LLC**  
2610 WEST GRAND AVE.  
WISCONSIN RAPIDS, WI. 54495  
PHONE: (715) 424 - 5900  
FAX: (715) 424 - 5901  
E-MAIL: rosickylandsurvey@gmail.com  
www.rosickylandsurvey.com

# PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

**INCLUDING ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NO. 011695 ,  
LOCATED IN PART OF THE SE1/4 SW1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 10  
EAST, TOWN OF NEW HOPE, PORTAGE COUNTY, WISCONSIN.**

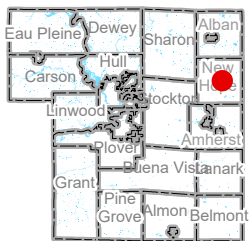
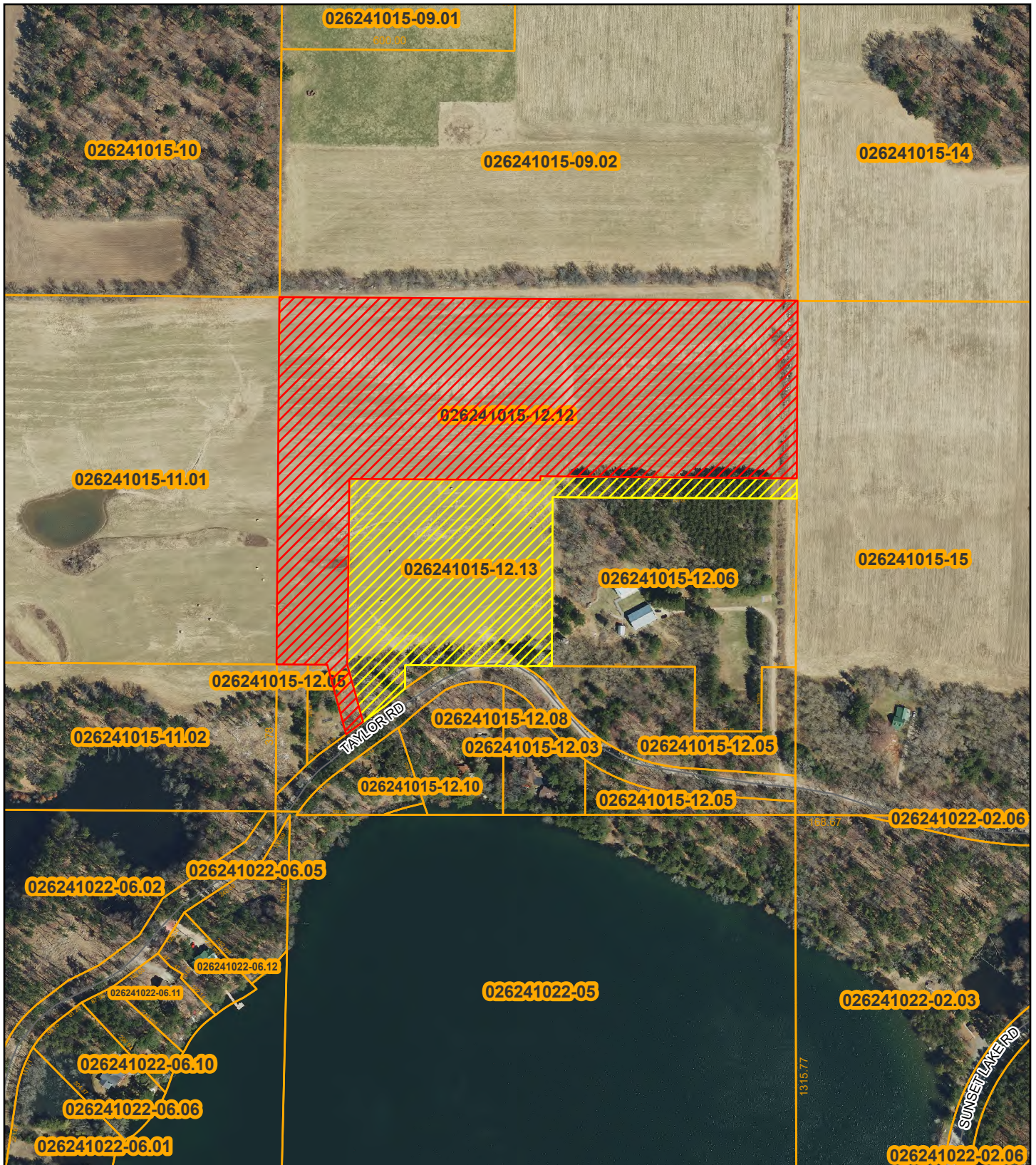


Id	Bearing	Distance
L1	S 0°26'35" W	66.26'
L2	S 53°42'20" W	62.37'
L3	N 53°42'20" E	71.71'
L4	N 53°42'20" E	53.04'
L5	N 15°15'01" W	152.17'
L6	N 15°15'01" W	185.14'
L7	S 89°35'32" E	49.79'
L8	S 89°50'38" E	80.21'

THE SOUTH LINE OF THE SW1/4 SW1/4 ASSIGNED  
A BEARING OF N 89°40'30" W FOR THIS MAP.

( ) RECORDED AS  
○ 3/4" X 18" IRON ROD SET (1.5#/FT)  
● 3/4" IRON ROD FOUND  
Ø 1" IRON PIPE FOUND







## Current Parcel Configuration

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

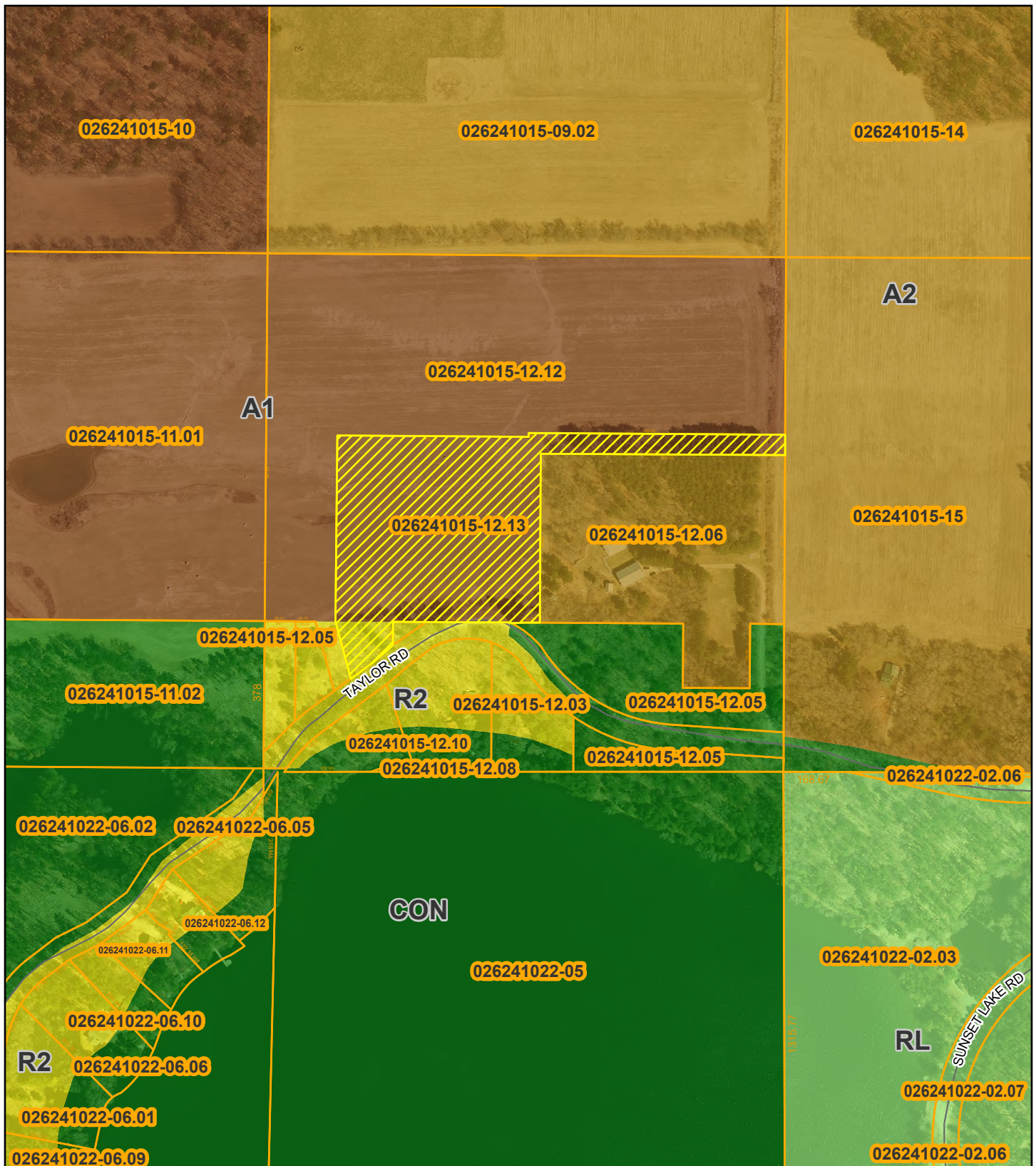
DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residence

 Parcel owned by Fechter  
 Parcel owned by Krogwald



0 225 450 Feet





Subject Parcel  
 Parcel Boundaries  
**Zoning District**  
 R2 Single Family Res  
 CON Conservancy  
 RL Rural Limited  
 A1 Exclusive Agriculture  
 A2 Agricultural Transition

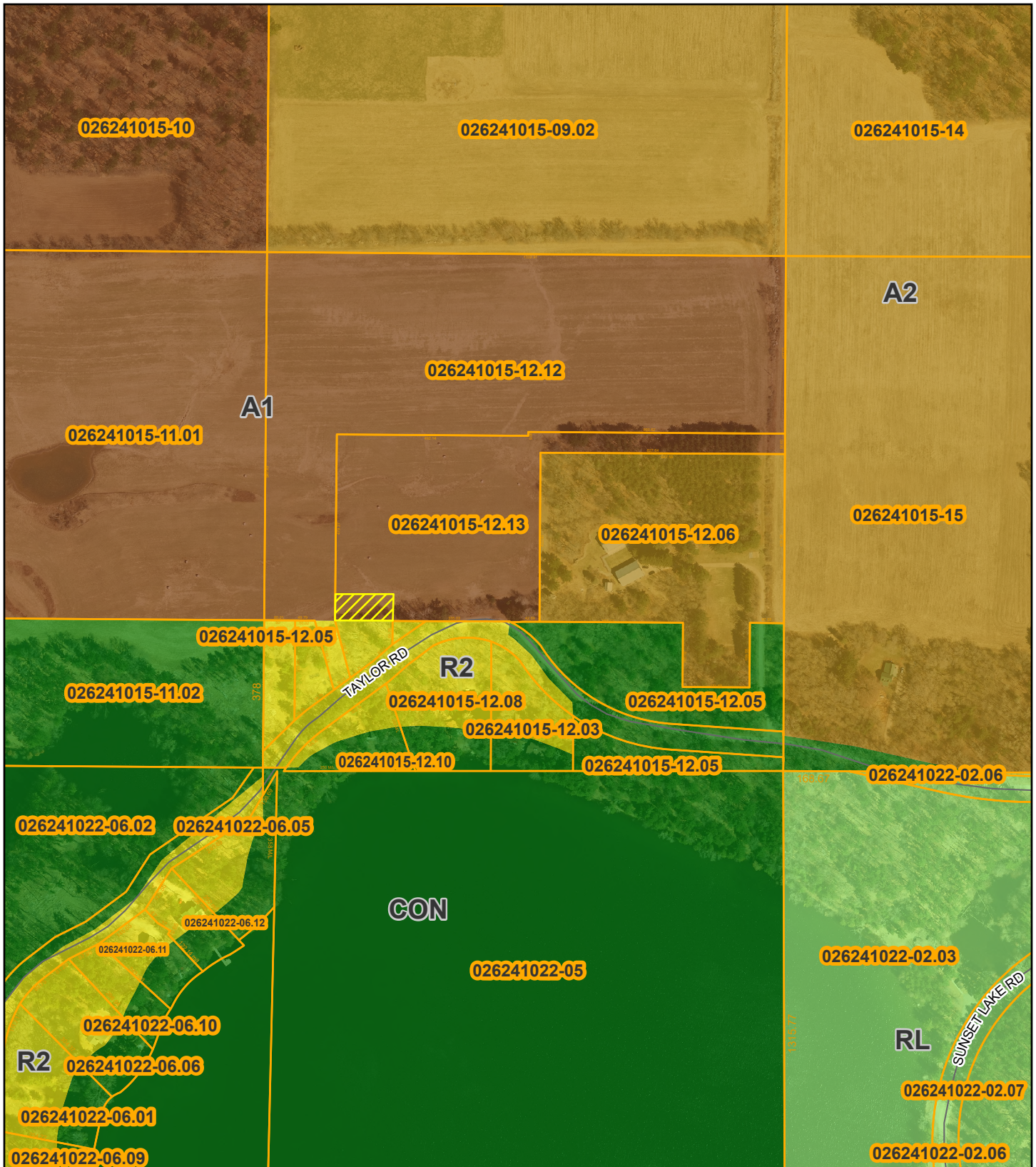
# Current Zoning

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residencee

0 225 450 Feet





- Parcel Boundaries
- Change from A1 to R2

## Requested Rezoning

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residence



0 225 450 Feet



This map DOES NOT transfer property ownership. Sale  
or transfer of property requires a recorded deed.

RECEIVED  
04/04/2025

PORTAGE COUNTY  
CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 OF PORTAGE COUNTY CERTIFIED  
SURVEY MAP NO. 011901, LOCATED IN PART OF THE SE1/4  
SW1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 10  
EAST, TOWN OF NEW HOPE, PORTAGE COUNTY, WISCONSIN.

PREPARED FOR:

LARRY FECHTER  
911 TAYLOR RD  
AMHERST JUNCTION, WI 54407

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map being all of Lot 2 of Portage County  
Certified Survey Map No. 011901, located in part of the SE1/4 SW1/4 of Section 15, Township 24 North,  
Range 10 East, Town of New Hope, Portage County, Wisconsin; subject to right-of-ways, easements,  
restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of  
**LARRY FECHTER**  
**911 TAYLOR RD**  
**AMHERST JUNCTION, WI 54407**

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision  
thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the  
Portage County Subdivision Ordinance to the best of my knowledge and belief.

*K. M. Whipple* 3-31-24  
KEVIN M. WHIPPLE P.L.S. 2444  
Drafted By: KEVIN WHIPPLE  
Field work completed on 3/19/24



SHEET 1 OF 2

**ROSICKY LAND SURVEYING**  
2610 WEST GRAND AVE.  
WISCONSIN RAPIDS, WI. 54495  
PHONE: (715) 424 - 5900  
FAX: (715) 424 - 5901  
E-MAIL: rosickylandsurvey@gmail.com  
www.rosickylandsurvey.com

DRAWN BY: TS

JOB# 111205H3

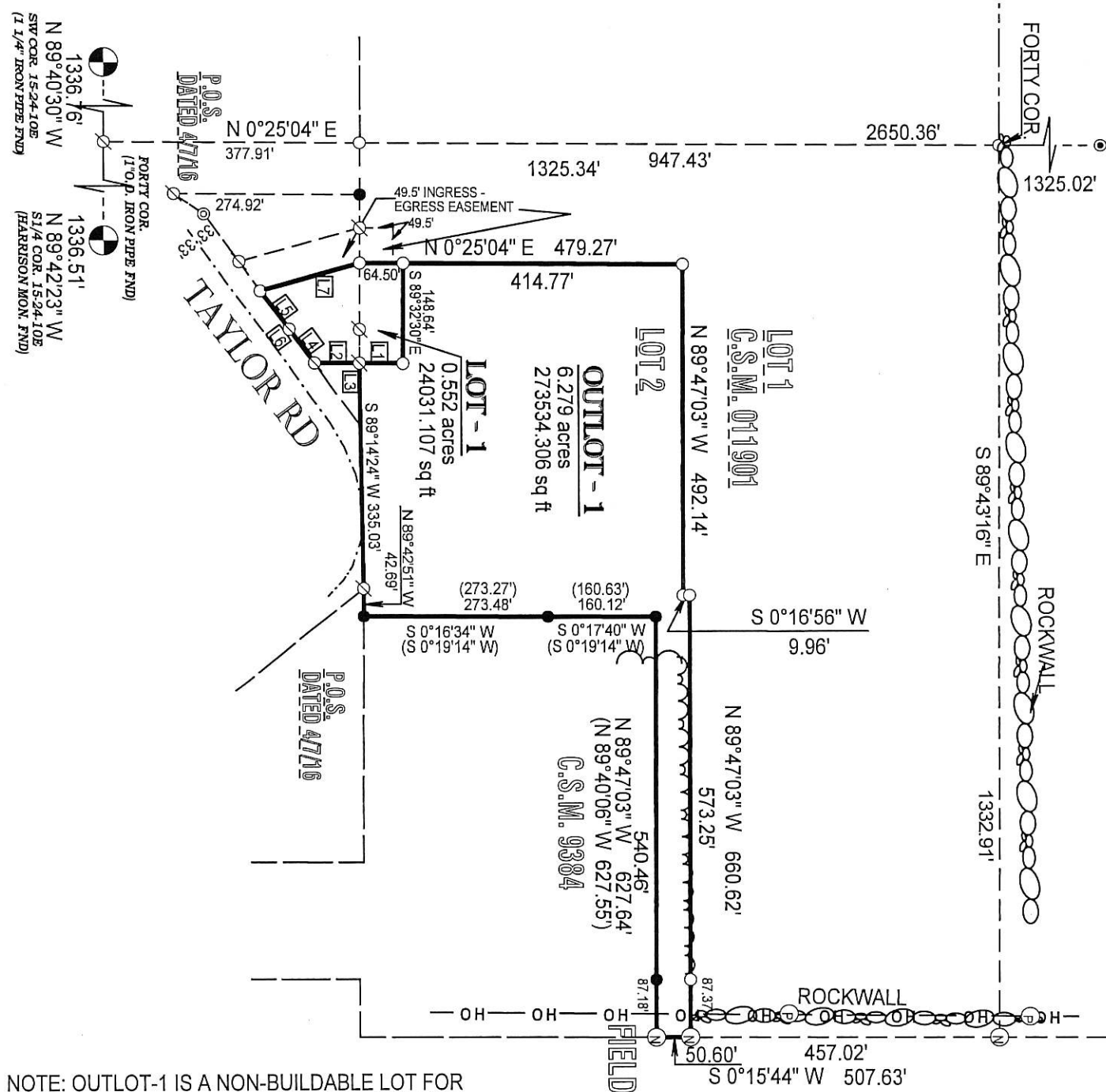
IF THE SURVEYORS SEAL IS NOT RED IN COLOR,  
THIS MAP IS A COPY AND SHOULD BE ASSUMED  
TO CONTAIN UNAUTHORIZED ALTERATIONS, THE  
CERTIFICATION DOES NOT APPLY TO COPIES.

© 2024, ROSICKY LAND SURVEYING, LLC

RECEIVED  
04/04/2025

PORTAGE COUNTY  
CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NO. 011901, LOCATED IN PART OF THE SE1/4 SW1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 10 EAST, TOWN OF NEW HOPE, PORTAGE COUNTY, WISCONSIN.



NOTE: OUTLOT-1 IS A NON-BUILDABLE LOT FOR ANY STRUCTURES UNTIL SUCH TIME THAT THE ZONING REQUIREMENTS ARE MET, PER THE TOWN OF NEW HOPE AND PORTAGE COUNTY ZONING.

Id	Bearing	Distance
L1	S 0°26'35" W	64.50'
L2	S 0°26'35" W	66.26'
L3	N 0°26'35" E	130.76'
L4	S 53°42'20" W	62.37'
L5	N 53°42'20" E	71.71'
L6	N 53°42'20" E	134.08'
L7	N 15°15'01" W	152.17'

THE SOUTH LINE OF THE SW1/4 SW1/4 ASSIGNED A BEARING OF N 89°40'30" W FOR THIS MAP.  
SCALE: 1" = 250'

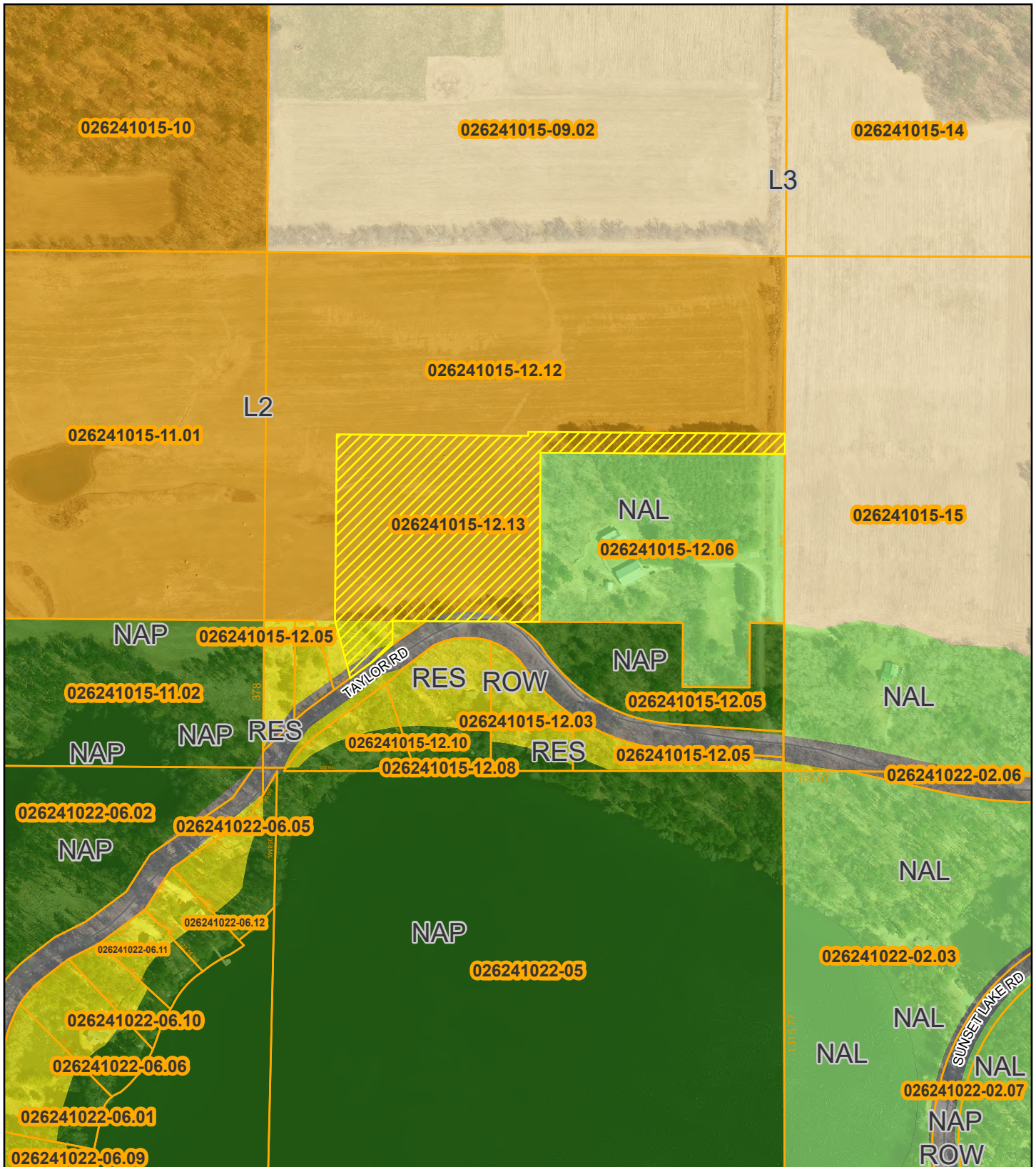
0' 125' 250' 500'



- ( ) RECORDED AS
- 3/4" X 18" IRON ROD SET (1.5#/FT)
- 3/4" IRON ROD FOUND
- ⊗ 1" IRON PIPE FOUND
- ⊙ 1 1/4" IRON ROD FOUND
- ⊙ 1 1/2" IRON PIPE FOUND
- Ⓛ WOOD LATH
- Ⓝ NOT SET (FALLS IN FIELD)
- Ⓟ POWER POLE







- Subject Parcel
- Parcel Boundaries
- Future Land Use**
- Residential
- L2
- L3
- NAL
- NAP
- Right-of-Way

## Future Land Use

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residence



0 225 450 Feet

<i>COMPREHENSIVE PLAN MAP CATEGORIES</i>	Intermediate Agriculture (L-2)	Limited Agriculture / Mixed Use (L-3)	Natural Area - Limited	Natural Area - Protected	Residential	Institutional <sup>1</sup>	Commercial <sup>2</sup>	Industrial <sup>2</sup>
<i>PORTAGE COUNTY ZONING DISTRICTS</i>								
R1 – Rural and Urban Fringe Residence					X	X		
R2 – Single Family Residence					X	X		
A1 – Exclusive Agriculture	X							
A20 – Primary Agriculture	X	X	X					
A2 – Agricultural Transition		X	X			X		
C1 – Neighborhood Commercial							X	
IND – Industrial								X
CON – Conservancy				X				
RL – Rural Limited <sup>3</sup>			X					

<sup>2</sup> Commercial and Industrial requests will be reviewed on a case by case basis.

## Section 9.4 Integration, Amendment, and Update of Comprehensive Plan Elements

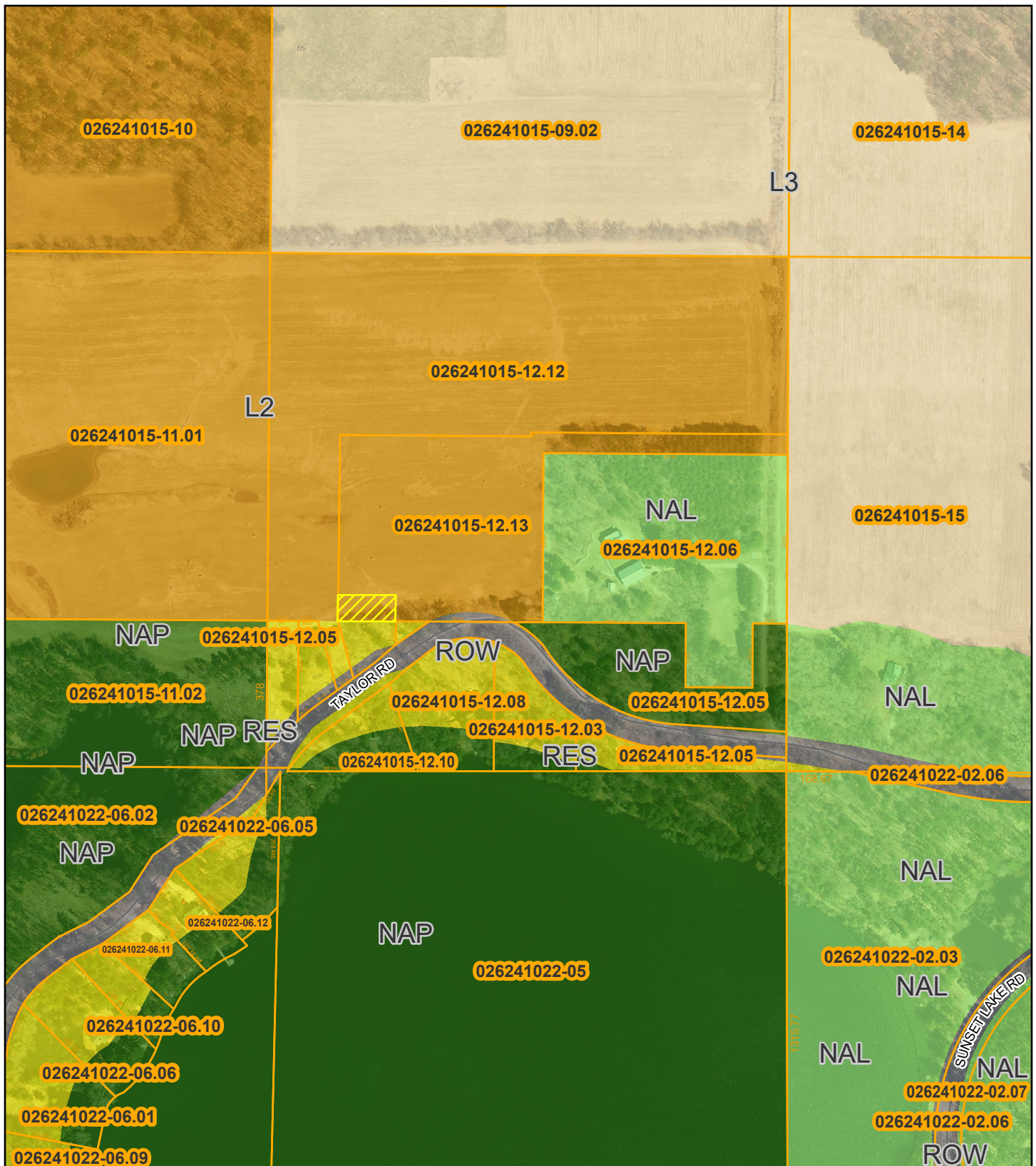
The goals, objectives, and policies contained within the preceding eight elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the New Hope Plan Commission and Town Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from Board and Commission members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy shall receive the same level of deliberation and analysis as the original Plan; special attention shall be given so that the new adopted language does not create conflicts within or between chapters.

As cited at the beginning of this chapter, State Statute section 66.1001(2)(i), states that the Comprehensive Plan shall be updated no less than once every 10 years. To comply with this requirement, the Town of New Hope will need to undertake a complete update of this nine-chapter document and appendices by the year 2027. The Town may commence the update at any time prior to 2027 as Town conditions or needs change.

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*Town of New Hope 2017 Comprehensive Plan: Implementation Element*





- Parcel Boundaries
- Change from L2 to Res

## Requested Future Land Use Change

Inquirer: Larry & Rhonda Fechter  
 LOCATION: Taylor Rd  
 Amherst Junction, WI 54407  
 Section 15, T24N, R10E, Town of New Hope

DESCRIPTION OF REQUEST: Future Land Use Map Amendment of .22 acres from L2 Intermediate Agriculture to Residential; and Rezone .22 acres from A1 Exclusive Agricultural to R2 Single Family Residence



0 225 450 Feet