

**CITY OF OCONTO**  
**MINUTES OF BUILDING INSPECTION AD-HOC COMMITTEE**

City Hall – Council Chambers  
1210 Main St, Oconto, WI 54153

**WEDNESDAY, JUNE 29, 2022 - 3:30 PM**

Draft for Approval

**Meeting called to order at 3:30 pm by Chairperson Steve Stock**

**Roll Call –**

Present: Voting Members: Mayor Panetti, John Wittkopf, Ron Daul, Chief Josh Bostedt (arrived at 3:35 pm), Steve Stock, and Brittney Bickel -also as recording secretary

Non-Voting Members: Joe Last

Also present: Attorney Frank Calvert

Excused: Mike Rehberg and Jeremy Wusterbarth

**Approval of Agenda –**

**MOTION: Daul / Stock**

*Motion to approve the agenda as presented for the Building Inspection Ad-Hoc Committee meeting on June 29, 2022. Voice Vote: 5 ayes - MOTION CARRIED*

**Approval of Minutes –**

**MOTION: Wittkopf / Daul**

*Motion to approve the minutes as presented for the Building Inspection Ad-Hoc Committee meeting on June 15, 2022. Voice Vote: 5 ayes - MOTION CARRIED*

**Public Input/Correspondence –**

- Courtney Sowle, 116 Holtwood Way, spoke in opposition of a conditional use permit, instead wanting to change the ordinance to allow beer gardens in the regular allowable uses in recreational zoning. She handed out an ordinance draft (available for viewing at the office of the City Administrator).

**Discussion/Recommendation on –**

a. Addition to Ordinance/Conditional Uses in Recreational Zoning for Beer Gardens

Building Inspector Joe Last and Courtney Sowle got together last week and drafted an ordinance for the Beer Garden, that was then passed on to the City Attorney to type into an ordinance format. Courtney Sowle also handed out a draft with updates/corrections listed in red ink. (all three drafts are available for viewing at the office of the City Administrator.)

Daul recalled in the past, St Peters/St Joes had outdoor beer gardens/events and they were required to have fences around where they served the alcohol. Bickel added all the ordinances that she looked at from other municipalities for beer gardens required some kind of perimeter, but the Sowle's property is in floodway, not allowing then to have a

fence or any permanent structures built per the DNR. Signage and delineation is still important to have, maybe flower pots with signs in them, or something that both parties could agree upon. Stock suggested maybe cones. Chief Bostedt suggested portable snow fencing that was used at St. Peters events. Last explained the DNR would not allow that. The Committee reviewed the ordinance drafts, discussed, deliberated, and decided what aspects were important to have. City attorney Calvert reminded the Committee that this ordinance will not only apply to the Sowles, but to the entire city. Bickel stated she believed it was important to include beer gardens under conditional uses and not regular uses. If it is under regular uses, every recreational zoned property in the city could open a beer garden. A beer garden is not appropriate in every recreationally zoned area. Stock agreed. Wittkopf disagreed, he thinks we should allow it in regular uses and if it doesn't work we can change it.

**MOTION: Wittkopf / Stock** *Motion to accept Courtney Sowle's draft with the addition of the parking and open flame requirements.*

**Voice Recorded Roll Call Vote:** 3 ayes, 3 nays (Bickel, Daul, Bostedt) **Motion failed**

**MOTION: Bickel** *Motion to accept the draft allowing beer gardens as a conditional use under recreational zoning. No second. Motion failed.*

Mayor Panetti asked what happens next if we accept it under conditional uses. Bickel explained the ordinance first gets approved by the Council tonight, and then the filed conditional use permit goes to Plan Commission for approval, after it is published, and correct notice is given per state statutes. It feels like a lot of steps now, because it is new and the ordinance is being created, but in the future it is not a difficult process. Calvert commented the conditional use route is what we are doing with the outdoor event wedding venue, it is common and he asked what the concern and hesitation is? Wittkopf asked what the difference between a regular use and a conditional use is. Panetti explained under conditional use, a permit would need to be approved by the Plan Commission. Building Inspector Last explained, for example, under R1 zoning, a regular permitted use would be a single-family home and a conditional use would be a nursing home. One has to ask for permission and one does not.

**MOTION: Daul / Bostedt** *Motion to TABLE the agenda item under the next meeting.*

**Voice Recorded Roll Call Vote:** 3 ayes, 3 nays (Panetti, Wittkopf, Stock) - **Motion failed**

## **Adjournment –**

**MOTION: Daul / Bostedt**

*Motion to adjourn at 4:40 pm. Voice Vote: 6 ayes - MOTION CARRIED*