

**VILLAGE OF NEW MILFORD  
MINUTES OF THE SPECIAL COMMITTEE MEETING  
MARCH 19, 2024**

**Timothy H. Owens called the meeting to order at 6:00 P.M. Roll call was taken with Timothy H. Owens, Sharon K. Baumgartner, Ronald Colvin, Eileen Owens, Deanna Rodgers, Wendy Roop, Julie Wagner, Dan Wolf, and Jim Stevens in attendance.**

**Tim we are here to discuss Marty Maggio property at 3528 Rotary Road, the property is not in the village, but it's within 1-½ miles of the village limits. So if we get it annexed into the village we decide what happens on the property, if not the county will let them do whatever they want to do. Tim stated he believes what has happened is that Marty is working with the pipeline to get the property and get the trailers put on the site. He has gone in and put on the land electric, sewer and water.**

**Jim stated that he thought that the new Mobile Home Ordinance that we recently passed would cover all of the issues on the land, but in reading over it would not cover this, and we do not have any ordinance that covers RV or Campgrounds. Right now the land is zoned agriculture. We would need to do a Text Amendment for a Special Use Permit that can put regulations on the land. We would have to approve an annexation agreement, a text amendment for Special Use Permit, an annexation ordinance, and a zoning ordinance. We would need a map from Marty Maggio as to where he is placing the units on the property. He would have to comply with Winnebago County Building Codes, for electric, sewer and water, and the county would have to regulate those for the village. The land would only be used during the months they are working on the pipeline. The dates would be April 1st to October 31st for 2024, we would have that in the Special Use Permit. They would have to follow all regulations to all state licenses required. Tim spoke to Adam about the water and he stated we would need a report from the County for Soil and Water. We would regulate the size of the units and would only be for 1 person per unit. The village would do an annual license for the Special Use Permit. Jim reported that he has not heard anything back from the county since the meeting that they had with them and Marty Maggio, and also has not heard back from Marty.**

**Dan stated that we should require them to put up a privacy fence for the other neighbors, and would give them a buffer between the parcels of property.**

**Jon Trail- New Milford Fire Chief looked over the property and because there will be several units they would require a turnaround for the fire trucks.**

**Susan Beckus - 3522 Rotary Road, has lived there for over 14 years, she is very concerned about what will happen on the property, back in September of 2022 she**

**had Ashley Gosnell that lived on the property next door break into her house, she was having problems with her boyfriend, he worked for Marty Maggio, two weeks later they found her dead. It took over 3 months to get things taken care of and get the boyfriend out of the house. She is very scared to live there now and never felt that way before, so she is very concerned about having several people living there on the land next to her land.**

**Dan stated what we would need to do is have each person register with the village and we could then do a background check on them, just like what happens at a campground.**

**Deanna asked if we could have security cameras, Jim stated that it would be very hard to make them do that and be able to have access to the footage.**

**Tim stated that we tend to think the worst of things and not give anyone a chance to prove themselves.**

**Ron asked about the quality of life for local residents, would we be able to control noise, etc. Jim stated we would have to call the police for those issues. Ron stated we would state no animals and asked about lighting, Jim stated we could require lighting that is retained to their property, not to intrude on adjoining property.**

**John Clarke asked what is the benefit of the village annexing the property into the Village of New Milford? Tim stated if we do not annex into the village the county will let them do whatever they want on the property and we will not have a say about it, we would only hope they take what we are saying about the problems or issues going on. Marty has lots of violations against him right now with the work he has already done.**

**Monica Dorsey asked who would enforce the rules, Jim reported we would have to file suit against him for the problems.**

**Kurt Rodgers asked if he would have to remove what he has put in on the land? Also, what about future use for the land? And would it have to be put back to the original state. Tim stated he doesn't see that happening, the property at South Bend Road he doesn't see that all being put back to how it was.**

**Greg Tucker asked about the sewer, Jim reported that he had put in Holding Tanks on the land.**

**Jon Trail asked if we would zone the property Commercial? He looked at what most RV Parks are zoned. Jim stated we would not want to do that, it would open the land up to lots of uses, we would leave it agriculture.**

**Dan asked Jim to go over the point the board wants to see on the Special Use Permit.**

**Jim reported the following. The # of sites allowed on the land, have the electric, water and sewer inspected, only operate April 1st to October 31st of 2024, require a stated license, building permits, units be 8' by 38', only 1 person per unit, have an annual license from the village, know who lives in the unit, no animals, privacy fence, what is the future use for the property, need to have the units numbered, turnaround for the fire department and limit of 9 spots. Jim stated he will put a brief outline together and get to Tim to pass out to the board members.**

**A motion by Wendy Roop second by Deanna Rodgers to adjourn the meeting, motion carried voice vote taken, ayes (6) Ronald Colvin, Eileen Owens, Deanna Rodgers, Julie Wagner, Wendy Roop, and Dan Wolf, nays (0) absent (0). Meeting adjourned at 6:56 PM**

**Respectfully submitted**

**Sharon K. Baumgartner  
Village Clerk/Treasurer**