

Village of Biron Plan Commission - Minutes
Wednesday August 26th, 2026 6:00pm

1. **Call to Order-** Chair Jon Evenson called the meeting to order at 6:00pm.
Members present: Jon Evenson, Tom Schneider, Dan Muleski, Steve King, Pete Wolter, Kayla Lumaye, Tim McKellips. Also present Samantha Daugherty
2. **Public Comment** – one public member was present
3. **Discussion and possible recommendation for a certified survey map (CSM) from Hayden Biegel to split off a 8051sq ft to create “Lot 1” currently being part of Parcel 2400027, Government Lots 3 and 4 of Section 34, Township 23 North, Range 6 East, Village of Biron, Wood County, Wisconsin, zoned Agricultural Use-** Hayden Biegel was present and spoke about request to parcel off an area around an existing building. Discussion took place about agricultural zoning and the minimum lot size according to our ordinances. Hayden spoke about wanting to purchase this building from the cranberry marsh and use the building as a physical therapy clinic and office. This also relates to agenda item number 5. After discussion the plan commission felt there will need to be a rezone as the new lot would not meet the minimum requirement to stay agriculture zoning.
4. **Discussion and possible recommendation for a certified survey map from Marlene Dempze to split off 8100 sq. ft to create “Lot 2” currently being part of Parcel 2400027, Government Lots 3 and 4 of Section 34, Township 23 North, Range 6 East, Village of Biron, Wood County, Wisconsin, zoned Agricultural Use** – Hayden spoke about this request as well and this was the same situation as the agenda item 3 above. The CSM showed both new parcels and plan commission discussed the requirements to stay zoned agricultural. The recommendation is to rezone the new lot as it does not meet the minimum lot size for agricultural.
5. **Discussion and possible recommendation for a conditional use permit from Hayden Biegel to change the use of an existing building to an outpatient physical therapy office** – Hayden spoke about the using the existing building as a physical therapy clinic and office. Plan commission discussed and reviewed the agricultural zoning ordinance and found the professional office conditional use could apply to this application. Hayden expressed interest in purchasing the building from the cranberry marsh as well. Motion Evenson second Muleski to approve the conditional use permit for 120 days so Hayden can begin using the building. Motion carried.
6. **Discussion and possible recommendation for a conditional use permit from Marlene Dempze permit to build a single-family residence, short-term rental-** Commission and Hayden discussed this request as it relates to agenda item 4. Determined the current use of the house will fit within the residential zoning if that is approved, and a conditional use permit will not be needed at this time. The commission determined when the property begins to be used as a short term rental then a conditional use permit could be applied for.

7. **Discussion and possible action on members attending Zoning Board Workshop training in October** – Samantha had sent the members an email with the details of an upcoming workshop. She received a notice from the UW Extension there was a discount if 6 or more members registered. Members that expressed interest will be registered.
8. **Discussion and review of final draft of comprehensive plan** – Members discussed the final draft of the comprehensive plan. Samantha stated the adoption procedures have been started and the public hearing is scheduled for 6:00pm before the October 12th board meeting. There were a few minor edits that commission had found and wanted staff to check if those could be made. Staff will check with Sam Wessell to be sure.
9. **Next meeting date-** next meeting date would be September 30th, 2026 at 6:00pm
10. **Adjourn-** Motion Muleski second Schneider at 7:35pm. Motion carried