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Village of Biron Plan Commission - Minutes
Wednesday October 28th, 2026 6:30pm

1. **Call to Order-** Chair Jon Evenson called the meeting to order at 6:35pm. Members present: Jon Evenson, Tom Schneider, Dan Muleski, Steve King, Pete Wolter, Kayla Lumaye, Tim McKellips excused. Also, Samantha Daugherty
2. **Public Comment –** two public member was present
3. **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,** The CSM was previously reviewed at a plan commission meeting a couple months prior. The commission discussed whether there would be additional lots added if they approve this one and asked how many lots can be created before it is considered a subdivision and if our ordinances have any guidance on that. Jamie Beigel was present and stated they are only looking at creating this one lot on their property. Motion Muleski second Wolter to approve the creation of the 8100 sq ft "lot 2" from parcel 2400027. Motion carried.
4. **Discussion and possible recommendation to rezone the 8100 sq. ft "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 from A-1 Agriculture to R-2 Residential to allow for construction of a new 1200 sq ft dwelling.** Committee discussed the requirements for R2 zoning and asked if the lot size met the minimum requirements. Staff confirmed it does and this rezoning is in line with the surrounding neighborhood zoning. Commission reviewed the certified survey map to view the driveway easement that is part of the newly created lot 2 and will also be rezoned to R2. Motion Muleski second Schneider to recommend the rezoning of newly created lot 2 from A-1 to R-2. Motion carried.
5. **Discussion and possible recommendation to consider an amendment to the Comprehensive Plan's Future Land Use Map for a portion of parcel 2400027, Government Lots 3 and 4 of Section 34, Township 23 North, Range 6 East, Village of Biron, Wood County, Wisconsin, to change the future land use designation from Agriculture to Neighborhood Single Family Residential, in conjunction with a rezoning request to rezone the same property from A-1 Agriculture to R-2 Residential**. Due to the rezoning request the newly adopted village comprehensive plan future land use map will need to be amended to reflect the zoning change as it currently lists this property as agricultural on the future land use map. Motion Muleski second King to amend the comprehensive plan future land use map to reflect the zoning change of the newly created lot 2 from parcel 2400027 to be Single Family Residential. Motion carried.

6. **New Business –** Wolter asked about history of zoning on the property that Wellington is on. He would like to understand how the taxation is setup and if the entire property is exempt or only the wooded area behind the nursing home.
7. **Next meeting date-** no meeting set at this time
8. **Adjourn-** Motion Muleski second Lumaye at 7:07pm. Motion carried