MINUTES

PLAN COMMISSION
THURSDAY, MAY 14, 2026 – 3:30 P.M.
COUNCIL CHAMBERS, MUNICIPAL BUILDING

Members Present: Presiding Officer Katie Berman, Alderperson Robert Warren, Public Works Director Matt Decur, Doug VanWinkle, Karen Pluff, John Berendt, and Jamie Bayer.

Others Attending: Clerk-Treasurer Tammy Kasal, Alderperson Tony O'Neill, Daryl Joy-Joy Properties, LLC, Surveyor Hugh Guy, Mathew Siegwart-Crosscut Maintenance Services, LLC.

Presiding Officer Katie Berman called the meeting to order and took roll call at 3:30 p.m.

Clerk Kasal received Oath of Office from all Plan Commission Members.

Motion by Warren and seconded by Berendt to approve the agenda as presented. Motion carried 7/0.

Minutes:
Motion by Pluff and seconded by Warren to approve the minutes of the May 22, 2025 meeting as presented. Motion carried 7/0.

Certified Survey Map (CSM) for Stellar Center Peshtigo Times LLC for property located at 841 Maple St. described as Lots 1 & 2 of CSM 652, Parcel Nos. 271-00624.000 and 271-00624.001:
Discussion and consideration were given on the request from Stellar Center Peshtigo Times, LLC to split property at 841 Maple St. described as Lots 1 & 2 of CSM 652, Parcel Nos. 271-00624.000 and 271-00624.001.

Motion by Warren and seconded by VanWinkle recommending Council approve the Certified Survey Map for Stellar Center Peshtigo Times, LLC for property located at 841 Maple St. described as Lots 1 & 2 of CSM 652, Parcel Nos. 271-00624.000 and 271-00624.001 as presented. Motion carried 7/0.

Certified Survey Map (CSM) for Crosscut Maintenance Services, LLC for property located at the south end of Rainbow Cir. Described as Lot 1 of CSM 884 except Document #749480, Parcel No. 271-00702.003.
Discussion and consideration were given on the request from Crosscut Maintenance Services, LLC to split property at the south end of Rainbow Cir. described as Lot 1 of CSM 884 except Document #749480, Parcel No. 271-00702.003.

Motion by Berendt and seconded by Pluff recommending Council approve the Certified Survey Map for Crosscut Maintenance Services, LLC for property located at the south end of Rainbow Cir. described as Lot 1 of CSM 884 except Document #749480, Parcel No. 271-00702.003 as presented. Motion carried 7/0.

Certified Survey Map (CSM) for Joy Properties LLC for property located on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 47-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000:
Discussion and consideration were given on the request from Joy Properties LLC to split property on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 47-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000.

Motion by Berendt and seconded by Pluff recommending Council approve the Certified Survey Map for Joy Properties LLC for property located on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 47-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000 as presented. Motion carried 7/0.

Zoning change request from Joy Properties LLC for property located on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 50-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000, I-1 General Industrial to R-2 Single-Family Residential:
Discussion and consideration were given on the zoning change request from Joy Properties LLC for property located on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 50-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000, I-1 General Industrial to R-2 Single-Family Residential. A portion of the parcel is already zoned R-2 Single-Family Residential.

Motion by Berendt and seconded by Warren recommending Council approve the zoning change request from Joy Properties LLC for property located on the west side of Brown Avenue at the intersection of Faucett St. described as Lots 50-51 of Block 44 of the Peshtigo Lumber Company's Subdivision, Parcel No. 271-02026.000, I-1 General Industrial to R-2 Single-Family Residential. Motion carried 7/0.

Crossing Point Property updates:
The concept plans for the Crossing Point Property were distributed for review. Mayor Berman reported she is looking into the newly created Residential TID. Berman also reported Senator Baldwin has included a request to the Appropriation Committee to include $2.6 million funding for infrastructure for the Crossing Point Property. The property would also need to be rezoned.

Committee structure, procedures and responsibilities as provided by ordinance and policy:
The City Plan Commission Ordinance Sec. 2-260 and the Code of Conduct was distributed.

Such other Matters:
Future agenda item: consider if Comprehensive Plan need to be amended.

The next Plan Commission meeting was scheduled for Thursday, July 16, 2026 at 3:30 p.m.

Motion by Warren and seconded by Berendt to adjourn at 4:08 p.m. Motion carried 7/0.

Tammy Kasal
Clerk-Treasurer