PLAN COMMISSION MEETING TUESDAY, OCTOBER 20, 2026 6:00 P.M.

Jason TePaske called the meeting to order at 6:00 p.m. Present were members Patricia Wessel, Lisa Fugett, Scott Williamson, and Mike Canaday. Also present: Cynthia Anderegg. Absent: Travis Kaeding, and Brian Abley.

APPROVAL OF AGENDA

Motion by Wessel, seconded by Canaday, to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES

The Commission reviewed the minutes from the August 13, 2026, Public Hearing & Meeting, and the September 15, 2026, Plan Commission meeting.

Motion by Canaday, seconded by Williamson, to approve the minutes as presented. Motion carried.

PUBLIC COMMENT/TESTIMONY

There were no public comments.

Discussion/Possible Action – Review and Update of the City of Augusta 2009–2030 Comprehensive Plan

The Commission discussed updating the City of Augusta's 2009–2030 Comprehensive Plan with Chris Straight of the West Central Wisconsin Regional Planning Commission (WCWRPC).

Mr. Straight presented a Scope of Work Proposal outlining the proposed services and assistance WCWRPC could provide for reviewing and updating the City's Comprehensive Plan. Discussion included available grant opportunities and potential funding sources to assist with the planning project.

The Commission discussed reviewing the proposed scope of work, the planning services to be provided, and potential next steps for proceeding with the Comprehensive Plan update.

Mr. Straight will also incorporate an update of the City's Comprehensive Outdoor Recreation Plan into the revised Scope of Work Proposal. The Commission will review the updated proposal at the next meeting.

Comprehensive Plan Requirements – 2025 Wisconsin Act 173

Lisa Fugett and Chris Straight reviewed and discussed the new comprehensive planning requirements established under 2025 Wisconsin Act 173.

Discussion included new statutory requirements for comprehensive planning, including the requirement effective January 1, 2028, for cities and villages to identify net densities for projected residential land use areas in their comprehensive plans.

No motion was made.

Discussion/Possible Action – Developing Zoning Regulations Governing Data Centers

The Commission discussed developing zoning regulations governing data centers.

Motion by Wessel, seconded by Canaday, to postpone further discussion of this matter until a future Plan Commission meeting in 2027. Motion carried.

Discussion/Possible Action – Amendment to Chapter 11, Section 11.03, Trailers, Trailer Parks and Mobile Homes

The Commission discussed potential amendments to Chapter 11, Section 11.03, of the City of Augusta Code of General Ordinances, pertaining to trailers, trailer parks, and mobile homes.

Motion by Canaday, seconded by Wessel, to postpone further discussion of this matter until a future Plan Commission meeting in 2027. Motion carried.

Public Hearing – Conditional Use Permit Application

Public hearing on conditional use application for Michelle and James Whitwam, d/b/a/ Sugar Rush Sweet Treats, requesting a permit to operate a home business to make and sell baked goods at the following described property:

The Commission was scheduled to hold a public hearing on the conditional use permit application submitted by Michelle and James Whitwam, doing business as Sugar Rush Sweet Treats. The applicants requested approval to operate a home-based business for the preparation and sale of baked goods at the following property:

> **Property Address:** 113 W. Perkins Street, Augusta, WI
> **Parcel ID:** 202-1046-10-000
> **Legal Description:** NW-NW, Section 4, T25N, R6W; Lots 8 and 9 and 8 feet of Lot 7, Block 23, except the east 16 feet of said Lot 9, Map of Augusta Original Plat, City of Augusta.

The applicants were not present at the scheduled time of the hearing.

Motion by Canaday, seconded by Wessel, to move the public hearing and discussion/action on the Michelle and James Whitwam, d/b/a Sugar Rush Sweet Treats, conditional use permit application to the end of the agenda, as the applicants had not yet arrived and were unavailable to provide testimony regarding their application. Motion carried.

Close Public Hearing
Motion by Wessel, seconded by Canaday, to close the public hearing. Motion carried.

Discussion/Action – Sugar Rush Sweet Treats Conditional Use Permit
The Commission considered the conditional use permit application submitted by Michelle and James Whitwam, d/b/a Sugar Rush Sweet Treats, for the operation of a home-based baked goods business at 113 W. Perkins Street.
Motion by Wessel, seconded by Fugett, to approve the conditional use permit, contingent upon the applicants providing proof of insurance. Motion carried.

Adjournment
Motion by Canaday, seconded by Wessel, to adjourn the meeting. Motion carried.

The meeting was adjourned

Cynthia Anderegg, City Clerk-Treasurer