

**PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 17, 2026
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

Call to Order

Chairperson Selner called the meeting to order at 4:30 p.m.

Roll Call

Present: Dale Schlies, Bob Sekora, Joan Roberts, Jeff Leiterman, Tim Schroeder, Susan Selner

Other staff present: Clerk Treasurer Sherri Konkol, Zoning Administrator Jeffrey Sanders, Public Works Director Erika Thronson

Approval of minutes from January 20, 2026

Roberts/Sekora moved to approve the minutes from November 11, 2025 as presented. Motion carried.

Zoning Administrator Report

Everyone should have my report. We have an application for Stradale Phase II and I am in the process of reviewing it. There are some hiccups. There are some things that are probably going to require some changes to the zoning code that are called for, but we can't talk about that tonight because it is not an agenda item.

Discussion/action on an application for Site Plan Review-Nonresidential for VD-735 located at 712 Green Bay Road in the Village of Denmark proposing to construct the last of six Principal Structures to an existing self-service storage facility

Dan Ullman, 6258 West Cherney Road, owner of Safe T Storage was here and stated he is starting the process to construct the last storage building at 712 Green Bay Road.

Sanders went through his report stating VD-735 is 4.872 acres in size and is zoned I-1 Limited Industrial District, and as per Section 315-52.C of the Village of Denmark Zoning Ordinance, 'Self-service storage facilities is a Conditional Use in the I-1 District. Sanders shared a Conditional Use Permit VD/CP-25-001 was issued on January 22, 2025. Sanders recommends approval of the proposed site plan contingent upon the following:

- A. Development shall not commence before all site plan requirements have been met
- B. The following shall apply to the use, as agreed upon by during 2024 site plan review process, and shall be provided to all renters/lessees of storage units:
 1. None of the following shall be stored in any self-service storage unit
 - a. Hazardous items
 - b. Explosives
 - c. Flammable items
 - d. Paint, cleaning products, and motor oil
 - e. Fireworks
 - f. Food and similar such perishables
 2. The following are specifically prohibited in a Self-Service Storage Facility
 - a. Any type of sales activity, including, but not limited to, commercial sales, retail sales, wholesale

- sales, miscellaneous sales, garage sales, or auctions, but excluding the sale of property seized by the warehouse owner under state or local law
- b. Operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment
- c. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other equipment
- d. The use of storage of flammable or hazardous chemicals or explosives except motor vehicle fuel in permanent, on-board vehicle fuel tanks.
- C. Outside storage is specifically prohibited
- D. VD-735 shall be maintained free of weeds, invasive species, dust, trash, and debris
- E. Construction shall not commence prior to final approval by the Director of Public Works and the issuance of any required Building Permits by the Building Inspector
- F. Proposed development shall conform substantially to the submitted Site Plan, and the documents, drawings, and images included therein
- G. Any substantive deviation from the approved Site Plan, including but not necessarily limited to a change in the use of the parcel or its structures or the addition of a new use or structure, shall require Plan Commission approval of an amended Site Plan. Non-substantive changes shall be approved by the Zoning Administrator
- H. Failure to comply with the terms presented herein may result in revocation of the authorized site plan

Leiterman/Sekora moved to approve the application for Site Plan Review-Nonresidential for VD-735 located at 712 Green Bay Road in the Village of Denmark proposing to construct the last of six Principal Structures to an existing self-storage facility with the contingencies listed above and the original caveats that were included in the approval of first site plan. Motion carried.

Discussion of required amendments to Chapter 264 Subdivision of Land resulting from 2025 Act 68

Sanders shared that Wisconsin 2025 Act 68 was passed into law and there will need to be some amendments made to Chapter 264 Subdivision of land as a result of the new law

Adjourn

Schlies/Schroeder moved to adjourn at 5:09 p.m.

Minutes submitted by Sherri Konkol, Clerk Treasurer