

**PLAN COMMISSION MEETING
TUESDAY, JANUARY 20, 2026
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:45 p.m.

ROLL CALL

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

Other staff present: Deputy Clerk Treasurer Charles Wanish, Zoning Administrator Jeffrey Sanders,
Public Works Director Erika Thronson

MOTION TO AMEND AGENDA and move item 15 to item 5 Leiterman/Sekora motion carried

APPROVAL OF MINUTES FROM NOVEMBER 11, 2025

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

Zoning Administrator Report

Sanders nothing to discuss

Discussion/recommendation on an application for Site Plan Review – Nonresidential for Tax Parcel Number VD-91-15, located at 104 Pine Street in the Village of Denmark proposing to construct/install a 13,600 square foot “Dry Fertilizer Building”

Aaron Breitenfeldt for Robert E Lee Engineering representing United Cooperative, replace existing Dry fertilizer building with newer building.

Sanders went over his report stating that the owner submitted an application for Site Plan Review-Nonresidential for Tax Key Number VD-91-15 located at 104 Pine Street. It is a developed lot hosting multiple structures associated with an Agricultural Cooperative. The three items to discuss are the height of the tower, existing vegetation, and garage door location. The tower was deemed as a tower and wasn't part of the height requirements. Although the garage door location does not meet code, it is in the only location that makes it usable.

Thronson states that there is a 30 ft easement on the existing sanitary sewer but wasn't able to find the map for it but, was still looking into it. The Village engineer was able to review and had had a suggestion to reroute the sanitary sewer to the west side of the railroad tracks.

Schlies/Leiterman moved to approve the application for Site Plan Review – Nonresidential for Tax Parcel Number VD-91-15, located at 104 Pine Street in the Village of Denmark proposing to construct/install a 13,600 square foot “Dry Fertilizer Building” contingent on zoning administration and DPW approval, Existing vegetation meets the requirements, and alternat overhead door location is approved. Motion carried.

Discussion/action on petition to change Tax Parcel number VD-20-1, located at 100 North Wall Street (Village Hall north parking lot) from B-1 Central Business District to P-1 Park District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change Tax Parcel Number VD-20-1, located at 100 North Wall Street (Village Hall north parking lot) from B-1 Central Business

District to P-1 Park District to the Village Board. Motion carried.

Discussion/action on petition to change the zoning classification of Tax Parcels VD-744, VD-745, VD-746, and VD-783, located at 812 Woodrow Street (Daybreak Park) from IN Institutional District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change Tax Parcel Number VD-744, VD-745, VD-746, and VD-783, located at 812 Woodrow Street (Daybreak Park) from IN Institutional District to P-1 Parks District. Motion carried.

Discussion/action on petition to change the zoning classification of Tax Parcels VD-21-1 from IN Institutional District to P-1 Parks District and change VD-21-13, located at 500 Diamond Ridge Circle (Highridge Park) from RD-Rural Residential District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change the zoning classification of Tax Parcels VD-21-1 from IN Institutional District to P-1 Parks District and change VD-21-13, located at 500 Diamond Ridge Circle (Highridge Park) from RD-Rural Residential District to P-1 Parks District. Motion carried.

Discussion/action on petition to change the zoning classification of VD-46, VD-59, VD-65-4, and VD 65-7-1, located at 146 Wisconsin Avenue (Memorial Park) from IN Institutional District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change the zoning classification of VD-46, VD-59, VD-65-4, and VD 65-7-1, located at 146 Wisconsin Avenue (Memorial Park) from IN Institutional District to P-1 Parks District. Motion carried.

Discussion/action on petition to change the zoning classification of VD-41-2, located at 146 Wisconsin Avenue (Memorial Park) from C-1 Conservancy District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change the zoning classification of VD-41-2, located at 146 Wisconsin Avenue (Memorial Park) from C-1 Conservancy District to P-1 Parks District. Motion carried.

Discussion/action on petition to change the zoning classification of VD-65-4-1, located at 146 Wisconsin Avenue (Memorial Park) from IN Institutional District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change the zoning classification of VD-65-4-1, located at 146 Wisconsin Avenue (Memorial Park) from IN Institutional District to P-1 Parks District. Motion carried.

Discussion/action on petition to change the zoning classification of VD-105-1, located at 205 Pine Street (Trailhead) from B-1 dual zoned District/IN Institutional District to P-1 Parks District, and VD-143-1 from IN Institutional District to P-1 Parks District

Leiterman/Roberts moved to recommend to the Village Board approval of the petition to change the zoning classification of VD-105-1, located at 205 Pine Street (Trailhead) from B-1 dual zoned District/IN Institutional District to P-1 Parks District, and VD-143-1 from IN Institutional District to P-1 Parks District. Motion carried.

Discussion/action on petition for an amendment to the Comprehensive Plan to change the land use classification of Tax Parcel Number VD-20-1, located at 100 North Wall Street (Village Hall) from 'Downtown Commercial' to 'Institutional'

Sekora/Schlies moved to recommend to the Village Board approval of the petition for an amendment to the Comprehensive Plan to change the land use classification of Tax Parcel Number VD-20-1, located at 100 North

Wall Street (Village Hall) from 'Downtown Commercial' to 'Institutional'. Motion carried.

Discussion/action on petition for an amendment to the Comprehensive Plan to change the land use classification of VD-21-13, located at 500 Diamond Ridge Circle (Highridge Park) from 'Mixed Residential' to 'Park'

Sekora/Schlies moved to recommend to the Village Board approval of the petition for an amendment to the Comprehensive Plan to change the land use classification of VD-21-13, located at 500 Diamond Ridge Circle (Highridge Park) from 'Mixed Residential' to 'Park'. Motion carried.

Discussion/action on petition for an amendment to the Comprehensive Plan to change the land use classification of VD-143-1, located at 205 Pine Street (Trailshead) from 'Downtown Commercial' to 'Park'

Sekora/Schlies moved to recommend to the Village Board approval of the petition for an amendment to the Comprehensive Plan to change the land use classification of VD-143-1, located at 205 Pine Street (Trailshead) from 'Downtown Commercial' to 'Park'. Motion carried.

Adjourn

Schroeder/Roberts moved to adjourn at 5:30 p.m.

Minutes submitted by Charles Wanish, Deputy Clerk Treasurer