Minutes of the February 4, 2025
Plan Committee Meeting

Plan Committee Members Present:	Jim Rowe, Joe Pleshek, Laura Payne, Tom Hensel, Brad Koenig
Staff Present:	Deputy Clerk Laura Lowrey
Public:	Ryan Combs, Ian Rutler-Koenig, Janet Nelson, Lauren Kelly, Jeff Gerner, Monica Redford-Gerner, Todd Linse, Jim Jermain, Lisa Bender, Anna Cassidy, Brandon Zieglemeier, Randy Dunneisen, Michael Nelson

Call meeting to order– Rowe called the Plan Committee meeting to order at 7:00 PM. All committee members were in attendance.

Verification of notice – Deputy Clerk/Treasurer Lowrey confirmed the meeting was properly noticed on the website on January 30, 2025, and at the 3 physical posting locations on January 31, 2025.

Approval of Prior meeting minutes: January 7, 2025 – Pleshek moved to approve the minutes from the January 7, 2025 meeting as written, Payne seconded. All committee members voted Aye, motion carried.

Discussion and possible action on request by Dunneisen Sand and Gravel LLC for conditional use renewal of existing sand and gravel pit business at W8215 US Highway 18, parcel 022-0613-1012-000, 022-0613-1013-000 & 022-0613-1011-001.

Randy Dunneisen spoke about his gravel and sand pit business. He addressed the questions that the Planning Committee members had.

Hensel moved to approve the request by Dunneisen Sand and Gravel LLC for the renewal of their conditional use for a sand and gravel pit business. Koenig seconded. All committee members voted Aye, motion carried.

Discussion and possible action on request by Royal Palm Investors LLC for Variance to allow for reduced setbacks for existing R-1 lot at W9460 US Highway 12, parcel 022-0613-0743-067.

Ryan Combs, from Combs & Associates, spoke about the change to the 200-foot setback that is being requested. The request is to shorten that to 169.8 feet. He addressed the questions that the Planning Committee had.

Several residents spoke against the request for the reduced setback based on their concerns with water runoff, increased traffic and other safety concerns.

Hensel moved to deny the request by Royal Palm Investors LLC for Variance to allow for reduced setbacks. Payne seconded.

After further discussion Hensel rescinded his motion to deny the request by Royal Palm Investors LLC for Variance to allow for reduced setbacks.

Rowe moved to approve the request by Royal Palm Investors LLC for Variance to allow for reduced setbacks.

After further discussion Payne moved to deny the request by Royal Palm Investors LLC for Variance to allow for reduced setbacks. Pleshek seconded. All committee members voted Aye, motion carried.

Discussion and possible action on request by Royal Palm Investors LLC to divide 4 acres to create 8 residential lots along US Highway 12 from parcel 022-0613-0743-067.

Payne moved to table the request by Royal Palm Investors LLC to divide 4 acres to create 8 residential lots. Koenig seconded. All committee members voted Aye, motion carried.

Discussion and possible action on request by Brandon Zieglemeier to rezone 2.0 acres from A-1 to A-2 with a conditional use to allow for a landscape and snowplow business and to store business equipment and materials at W8396 Perry Road in the Town of Oakland, parcel 022-0613-1031-002.

Brandon Zieglemeier spoke about his request for a rezone and conditional use for his landscape and snowplow business. He addressed the questions that the Planning Committee had. He provided a list of the vehicles on his property, for his work and for personal use, and hours of operation.

Several residents spoke against the request for a rezone and conditional based on their experiences with the petitioner Zieglemeier and the actions of his employees.

Payne moved to deny the request by Brandon Zieglemeier to rezone 2.0 acres from A-1 to A-2 with a conditional use to allow for a landscape and snowplow business and to store business equipment and materials. Rowe seconded. Rowe, Payne and Pleshek voted Aye. Hensel and Koenig voted Nay. Motion carried.

Next Plan Committee meeting date: March 4, 2025

Adjournment – Hensel moved to adjourn this meeting at 9:05 PM, Koenig seconded. All committee members voted Aye, motion carried.

Written and submitted by
Laura Lowrey
Deputy Clerk/Treasurer