

**PLAN COMMISSION
MEETING MINUTES
FEBRUARY 3, 2026**

1. CALL TO ORDER AND ROLL CALL:

Mary Knipper called the meeting to order at 6:30pm. Other members present: Bob Nieuwenhuis, Jim Johnson, and Craig Davis. Mary O'Connor, Kim Jedlicka, and Doug Siperly were excused. Other staff members present were John Olson and David Rasmussen.

2. COMMENTS AND SUGGESTIONS OF CITIZENS PRESENT REGARDING ITEMS ON THE AGENDA AND/OR COMMUNICATIONS:

--Shannon Wynn, 1317 Getzen Place, stated that the Assmann Trust application should be changed to a M-1 instead of the A-4 Rezone request as they are running a sawmill business and not only storing equipment.

--Robert Swanson, Williams Bay, stated that Wynn has attempted to purchase the property and biased in her objection.

--Jeff Reed, 4978 Town Hall Rd., stated he supports and has no objection to the Assmann Trust application.

3. APPROVAL OF THE JANUARY 6, 2026 MINUTES:

Motion by Nieuwenhuis and seconded by Craig to approve the minutes. All ayes, motion carried 4-0.

4. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY ASSMANN TRUST, N3851 STH 67, (FD1300006) FOR A PARTIAL REZONING FROM A-1 TO A-4 AND CONDITIONAL USE PERMIT TO ALLOW STORAGE AND PARKING OF CONTRACTOR EQUIPMENT:

Adrian DeBruin was present to explain his application. He has met with Walworth County Zoning and has been advised a partial Rezoning of the parcel from A-1 to A-4 to allow storage of contractors' equipment. They do have a sawmill and tree removal business that is performed on their customer's property locations. He also said they have only operated the sawmill 1 time at this property location and intends to remodel the barn and store equipment only. Attorney Rasmussen questioned how County Zoning would allow a substandard A-1 parcel to be split zoned into A-4 making it even more substandard. Knipper requested written confirmation from County Zoning so the Plan Commission is confident the application is consistent and allowed by zoning.

Motion by Nieuwenhuis and seconded by Johnson to table the application due to lack of a confirmation by County Zoning. All ayes, motion carried 4-0.

5. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY MARK WETTERLING, 4107 PLEASANT ST., (FMH00024) FOR A VARIANCE TO ALLOW CONSTRUCTION OF A 26' X 36' DETACHED GARAGE IN THE STREET YARD:

Mark Wetterling was present to explain his application. County Zoning only allows accessory structures to be located in side or rear yards of the parcel. Wetterling is proposing the detached garage be allowed to extend approx. 19' past the front of the home into the Street Yard. Due to the location of the existing home near the back of the property, it is impossible to build a 26' X 36, Detached Garage without extending past the front of the home and meet all other setbacks. There are no adverse effects to neighboring property owners.

Motion by Nieuwenhuis and seconded by Davis to recommend approval of the Variance requested to allow construction of the garage. All ayes, motion carried 4-0.

6. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY TIM HULTS, 3205 CTH F SOUTH, (FA377200001) FOR A VARIANCE TO ALLOW A HOME ADDITION AND PORCH:

Tim & Julie Hults were present to explain their application. They are applying for a Variance to allow them to build a home addition and porch to be set back 38.7' from CTH F South rather than the required 46.7' setback. To construct the addition in the opposite direction would require tearing down an existing garage and relocating part of an existing driveway.

Motion by Davis and seconded by Johnson to recommend approval of the Variances requested to allow construction of the Home Addition and Porch with a 38.7' setback from CTH F South. All ayes, motion carried 4-0.

7. DISCUSSION/POSSIBLE ACTION ON THE 2050 COMPREHENSIVE LAND USE PLAN TEXT AMENDMENT:

Commission members reviewed and discussed the proposed text amendment to change the language to allow amendments due to “extraordinary circumstances” rather than for reasons affecting public welfare. Rasmussen asked what is wrong with allowing both reasons for exceptions?

Motion by Nieuwenhuis and seconded by Knipper to recommend allowing Land Use Plan Map amendments for extraordinary circumstances and for reasons affecting the public welfare. All ayes, motion carried 4-0.

8. DISCUSSION/POSSIBLE ACTION ON ADDRESSING:

Motion by Nieuwenhuis and seconded by Davis to assign 121 Glenwood to parcel #FD3600015A. All ayes, motion carried 4-0.

Motion by Davis and seconded by Nieuwenhuis to assign 1827 North Shore Dr. to parcel #FA182000002. All ayes, motion carried 4-0.

9. ADJOURNMENT:

Motion by Knipper and seconded by Nieuwenhuis to adjourn at 8:00pm. All ayes, motion carried 4-0.