

**PLAN COMMISSION
MEETING MINUTES
APRIL 7, 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, Craig Davis, Mary O'Connor, Kim Jedlicka, and Doug Siperly. Other staff members present were John Olson, and Attorney David Rasmussen.

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

None.

3. APPROVAL OF THE MARCH 3, 2026 MINUTES:

Motion by Nieuwenhuis and seconded by Siperly to approve the minutes. All ayes, motion carried 7-0.

4. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY ROBERT HOEKSTRA, 6436 MOUND RD., (FD900007A5) FOR A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A NEW BUILDING FOR CONTRACTOR STORAGE AND WHOLESALE VEHICLE SALES:

Robert Hoekstra was present to explain his application. The parcel is zoned M-1 (Manufacturing) with no plans for rezoning at this time. He hopes to begin construction on the new 55' X 105' (5775 sf) building in 8/2026 to be completed by 4/2027. The building may be divided into 4 units with Contractor Storage and Wholesale Vehicle Sales the planned uses.

Motion by Jedlicka and seconded by O'Connor to recommend approval of the Conditional Use permit subject to the following conditions:

1. Lighting & Noise Ordinance compliance.
2. All Hazardous Materials must be stored.
3. Contractor Storage operating hours to be 6:00am – 8:00pm.
4. Not outside storage allowed.
5. No more than 8 vehicles displayed for sale on the parcel.

All ayes, motion carried 7-0.

5. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY JAMES BEIERLE, 4215 SOUTH SHORE DR., (FA480700002) FOR A CONDITIONAL USE PERMIT TO ALLOW A PLANNED RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF A NEW RESIDENTIAL GUEST HOME:

James Beierle was present to explain his application. He is applying for a CUP 2-unit Planned Residential Development to allow construction of a guest home. There is an existing home and large storage building on the property.

Motion by Nieuwenhuis and seconded by Davis to recommend approval of the Conditional Use Permit and Planned Residential Development to allow construction of a new residential guest home. Delavan Lake Sanitary District must review and give approval for Sanitary Sewer hook-up subject to the submitted plans stamped and signed 3-10-2026. All ayes, motion carried 6-1, with O'Connor opposed.

6. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY MERCURY TRADE GROUP, LLC (RANDY WUTTKE) FOR A CONCEPT PLAN FOR A NEW 10 LARGE LOT RESIDENTIAL SUBDIVISION – VILLA CLAIRE ESTATES ON NORTH SHORE DR. BETWEEN WINDWARD HILLS DR. AND CHICAGO CLUB DR.:

Randy & Cindy Wuttke and Jeremy Schwartz, engineer, were present to explain their application. Due to density and green space requirements by SEWRPC & DNR, this plan has been revised from a 14-lot to a 10-lot residential subdivision.

Motion by Knipper and seconded by O'Connor to recommend approval of the proposed Concept Plan subject to Delavan Lake Sanitary District and TOD Fire Dept. review. All ayes, motion carried 7-0.

7. DISCUSSION/POSSIBLE ACTION ON ADDRESSING:

Motion by Nieuwenhuis and seconded by Davis to assign 7105 Bay Rd. to parcel #FD310000b2. All ayes, motion carried 7-0.

Motion by Knipper and seconded by O'Connor to assign 521 Valencia Dr., to parcel FIN500013. All ayes, motion carried 7-0.

8. ADJOURNMENT:

Motion by Knipper and seconded by O'Connor to adjourn at 8:05pm. All ayes, motion carried 7-0.