Town of Lake Mills Plan Commission Minutes
December 2, 2025
Town Hall at 7:00 PM

1. Call the meeting to order: Greg Froehle called the meeting to order at 7:04 pm.

Notice posted at the Town Hall and posted on the Town of Lake Mills Website, www.townoflakemills.org on November 25, 2025.

2. Roll Call: Members present: Thode, Muchka, Battist and Froehle Absent: Nass, showed up late. Nass present for agenda items 7 and on.

3. Adoption of Agenda: Moved by Thode, second by Battist, that the published meeting agenda be adopted. Carried 4 – 0.

4. Approval of minutes from the November 7, 2025, meeting: Moved by Muchka, second by Thode, that the Minutes of the November 7, 2025 Plan Commission meeting be approved. Carried 4 – 0

5. Reports

a) Plan Commission Chairman's report: None

b) Town Board Report: Decided to do nothing with Miljala Park shoreline. Streich and Thode did have an extensive discussion and decided that the kayak launch being suggested was in a place that wasn't a best fit.

c) County Report: Additional Dwelling Units update. 8 of the 16 townships have approved it - Town of Lake Mills didn't take any action.

d) Public Works Board Report: None

6. Period for Public Comment and Questions (non agenda items, information only): Change the applications to discuss B first then A. Board decided to move forward as it is.

7. Review of Applications Filed:

a) Discussion and/or decision of Conditional Use permit request made by Jeffrey Levake/ for home occupation business on Lot 1 Located east of W8684 Hope Lake Road, parcel 018-0713-3343-002

David Schroeder and Jeffrey Levake are present to explain the Conditional use permit request. J. Levake runs a septic business and would like to use Parcel 018-0713-3343-002 for his business. Commission members discussed questions they had with J. Levake. No customers will be on sight and parking will not be an issue. No signage is necessary and only one summer/temporary employee, otherwise it's a single owner/operator business. Hours of operation are regularly 6:30 am – 5:00 pm. Thode moved and Battist seconded to approve the conditional use permit request. Carried 5-0.

b) Discussion and/or decision of Rezone made by Jeffrey Levake to utilize split availability from PINS 018-0713-3312-000 and 018-0713-3313-000 to add onto existing A-3 lot 1&2 of CSM 5561 to create a total A-3 lots size of 2.675 acres (Lot 1) Pine 018-0713-3343-002 and 1/6 acres (Lot 2) Pin 018-0713-3343-001. These lots are located off Hope Lake Road and this request is in conjunction with the CUP request.

David Schroeder and Jeffrey Levake are present to explain the history of the parcels and what they want to do. Rezoned in 2017 (rezone petition number R3963A-17) but was never recorded with the county due to paperwork not being submitted to county. Commission members discussed the splits/rezone and that it should be highlighted that no more splits are available after these are recorded. Schroeder is using additional splits available due to consolidation of parcels to extend these lot areas beyond what was originally issued in 2017. Nass moved and Thode seconded to approve the rezone but to include an affidavit with these parcels that all splits are used for these parent parcels. Carried 5-0.

8. New Business: None

9. Old Business: None

10. Correspondence: None

11. Agenda items for future meeting: Take the election of officers off it. Froehle would like a review of Planning Commission ordinance Title 5 Chapter 14.

12. Adjournment: Moved by Thode, seconded by Battist, to adjourn at 7:45: pm. Carried 5-0

Sara Muchka
Town of Lake Mills Plan Commission Secretary