Town of Lake Mills Plan Commission Minutes
April 8, 2026
Town Hall at 7:00 PM

1. Call the meeting to order: Nass called the meeting to order at 7:00 pm.

Notice posted at the Town Hall and posted on the Town of Lake Mills Website, www.townoflakemills.org on March 31, 2026.

2. Roll Call: Members present: John Thode, Sara Muchka, Greg Froehle and Steve Nass. Motion made by Froehle to have a moment of silence for Jim Battist, Commission Member who passed away last month. Second by Nass. Jim Battist was a founding member of the Plan Commission, and this commission appreciates his time and commitment over the years and he will be missed.

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

4. Approval of minutes from the March 3, 2026 meeting: Moved by Muchka, second by Froehle, that the Minutes of February 3, 2026, Plan Commission meeting be approved. Carried 4 – 0

5. Reports

a) Plan Commission Chairman's report: Two applicants for the position for the plan commission vacancies.

b) Town Board Report: Town board passed 5-14 regarding the plan commission.

c) County Report: Meeting a week later than normal due to elections.

d) Public Works Board Report: None

6. Period for Public Comment and Questions (non agenda items, information only): None

7. Review of Applications Filed:

a) Discussion and/or decision of rezone request made by Lindsey Vanderbilt and Dusten Howe of 15.87 acres from A-1 to Natural Resources (9.54 acres) and adding the A-1 field to his residential property. Parcel #18-0713-0832-001 at W9258 County Road B, Waterloo, WI.

Applicant not present. Nass moved to postpone until next meeting, Froehle seconded. Carried 4-0

8. New Business:

a) Discussion and/or decision of decision – making guide sheet provided by Greg Froehle.

Froehle spoke about the forms presented which he drafted. Variance Decision Sheet: Greg wanted to have a form that outlays all requirements for a variance and to make a clear decision for the town board when they review. Land Use Decision Sheet: drafted for the same reason and to make it more clear to the town board why the commission approved, approved with condition, or denied applications.

Noted that Froehle wants to make a change to the forms that says: Notes kept on these forms are public records and need to be preserved within the minutes. Motion by Froehle to table until next month for the town board members to review and make recommendations. Second by Thode. Carried 4-0

b) Discussion and/or decision of suggested amendment to the Ord. 5-9-6 Building Inspection.

MSA, the town building inspector reviewed the ordinance and made recommendations to the commission. Commission discussed the agricultural exemption 5-9-6 recommendation.

Motion made by Froehle to postpone action and requested an explanation from the building inspector that if the exemption is eliminated, what the impact on the farming community would be and if we changed the language to what was suggested by MSA, what the impact on the farming community would be. Nass second. Carried 4-0

9. Old Business: None

10. Correspondence: Letter from the family of Jim Battist thanking the Lake Mills Board for the beautiful floral arrangement for Jim Battist funeral.

11. Agenda items for future meeting: Job description for Plan Commission.

12. Adjournment: Moved by Thode, seconded by Froehle, to adjourn at 7:50: pm. Carried 4-0

Sara Muchka
Town of Lake Mills Plan Commission Secretary