Town of Lake Mills Plan Commission Minutes
May 5, 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 April 28, 2026.

2. Roll Call: Members present: John Thode, Sara Muchka, Greg Froehle, Jim Heinz. Steve Nass was absent with approval.

3. Adoption of Agenda: Froehle made a motion to amend the agenda and switch items a) and b) under Old Business. Moved by Froehle, second by Heinz, that the published meeting agenda be adopted as amended. Carried 4 – 0.

4. Nomination of officers of Plan Commission (Chair, Vice -Chair, Secretary)

Chair: Heinz made a motion to nominate Steve Nass as Chair. Second by Thode. Motion carried; unanimous vote.

Vice Chair: Froehle closed and moved to nominate Froehle by unanimous ballot. Motion carried; unanimous vote.

Secretary: Froehle closed and moved to nominate Muchka by unanimous ballot. Motion carried, unanimous vote.

5. Approval of minutes from the April 8, 2026 meeting: Moved by Thode second by Heinz. Carried 4-0

6. Reports

a) Plan Commission Chairman's report: Nothing

b) Town Board Report: Parcel #18-0713-0832-001 rezone was withdrawn**.** Thode also presented the town board with the letter from Jim Battist family.

c) County Report: None

d) Public Works Board Report: None

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

8. Review of Applications filed: None

9. New Business: None

10. Old Business:

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

Plan commission had telephone call with the town building inspector, Jeff from MSA.

Major Questions:

Question 1-What is the imposed impact on the agricultural community if we change the ordinance: MSA explained that the town would still not be requiring permits (agricultural structures require an electrical permit for electrical services) for the agricultural side. Per Jeff, the actual agricultural impact would be zero. We are simply defining what agricultural is. This issue is coming up in many small rural municipalities as many owners are buying land/buildings and people think they can put up buildings without permitting.

Question 2- Will the state statue or town ordinance govern: MSA explained that the town ordinance would prevail.

Froehle made a motion to changes ordinance 5-9-3 definitions, to be listed alphabetically, as follows Thode second.

"**Agricultural Building:** An Agriculture building is when the building is being used for farming operations, storing crops, housing of farming equipment, housing of animals, or the processing of agricultural products. Agricultural exemption will be considered when the purpose is directly tied to farming as described in Wis. Stat. § 102.04(3); not residential, commercial retail, or public use."

Motion carried 4-0

Froehle made a motion to changes ordinance 5-9-6 to move "Children's play structures" to A.6 Thode second.

Motion Carried 4-0

b) Discussion and/or decision of decision-making guide Sheet provided by Greg Froehle.

Froehle made a motion Thode second to approve Variance Decision Sheet as presented: Carried 4-0

Froehle made a motion Heinz second to approve Town Area Land Use Decision Sheet as presented: Carried 4-0

11. Correspondence: None

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

13. Adjournment: Froehle declared the meeting over at 7:58 pm.

Sara Muchka
Town of Lake Mills Plan Commission Secretary