

MINUTES
PLAN COMMISSION
TOWN OF SCOTT BROWN COUNTY, WISCONSIN
September 25, 2025 at 5:00 P.M.

1. Call to order/Roll Call.

Meeting was called to order by Cari Langenberg at 5:00pm. Attendees: Chair Cari Langenberg, Paul Vanden Plas, Gerard Hruska, Steve Janquart, Al Herrman.

Staff: Economic Development Coordinator/Planner Dave Cerny, Clerk/Treasurer Jaime Fuge.

Excused: Mike Van Lanen, Erin Lemoine.

Others in attendance: Mike Basten for items 3 and 4.

The meeting was posted on 9/24/2025 at the front door of the Town Hall and on the website.

2. Approve Plan Commission Minutes of June 19, 2025 Meeting.

MOTION: Janquart/ Herrman to approve the minutes of 06/19/2025 Plan Commission Meeting.

All in favor. Motion Carried.

3. Review/Take Action on a request for a (2) lot Certified Survey Map (CSM) for 5070 Bowers Road, parcel SC-581. Mike Basten applicant.

Cerny said he received a request for a (2) lot Certified Survey Map (CSM) for 5070 Bowers Road, parcel SC-581 from the applicant Mike Basten.

Cerny shared the specifics of the request. Cerny confirmed with Basten if he was not approved for rezoning than he would not be interested in the survey map. Basten said that was correct.

Cerny recommended that Item 4 be reviewed prior to discussing Item 3.

Item 3 was held until the Commission considered Item 4. After discussing Item 4, the commission resumed Item 3.

Moved by Al Herrman seconded by Gerard Hruska to approve a request for a (2) lot Certified Survey Map (CSM) for 5070 Bowers Road, parcel SC-581. Vote: Aye-5. No-0. Motion Carried.

4. Review/Take Action on a request to rezone 4 acres from A-1 Agriculture to B-2 General Business at 5070 Bowers Road, Parcel SC-581. Mike Basten applicant.

Cerny stated he received a request to rezone 4 acres (as illustrated in the agenda packet material) from A-1 Agriculture to B-2 General Business at 5070 Bowers Road, Parcel SC-581. Mike Basten was the applicant. The 4 acres being requested for rezoning will be defined by the parcel lines of the new parcel.

- This area is zoned A-1 Agriculture however all of the land is wooded, with shallow bedrock, making it unsuitable for farming.
- Any future development, whether a business or residents will need to be served by a well and septic system. There are no public utilities in this area.
- The east side of N. New Franken Road (CTH T) is the Town of Green Bay. The parcels to the east have been permitted to be developed as commercial properties.

Herrman asked Basten what he is proposing for the site. Basten said he it would be for his painting business.

Langenberg asked if there would be septic at the building. Basten said yes. Langenberg asked if there would be concerns to get to water and septic in the area. Herrman and Cerny said no.

Janquart asked if the applicant rezones the parcel to B-2 and does nothing, does it stay B-2. Cerny said once zoned to B-2, the land could be sold and remains B-2.

Herrman recommended yes to the rezoning, especially since there are other commercial properties across the street in the Town of Green Bay.

The Commission held Item 4 and discussed Item 3.

Moved by Steve Janquart, seconded Cari Langenberg to recommend rezoning 4 acres from A-1 Agriculture to B-2 General Business at 5070 Bowers Road, Parcel SC-581. Vote: Aye-5. No-0. Motion Carried.

Cerny shared next steps and that he would be in contact once the hearing date is set as the item must go before the Town Board.

5. Review/Take Action on a request for a Conditional Use for a new Cell Tower on Parcel SC-591-5, located at the end of Bowers Road. Mike Basten Sr./Tillman Infrastructure/Verizon Wireless applicants.

Cerny discussed the agenda item, stating he received an application for a request for a new Cell Tower on Parcel SC-591-5, located at the end of Bowers Road. The applicant was Mike Basten Sr./Tillman Infrastructure/Verizon Wireless.

The proposed tower would be located east of STH 57 on a vacant parcel located at the end of Bowers Road. The area is currently wooded but zoned A-1 Agriculture. Cell Towers are listed as Conditional Uses under A-1 Agriculture. He stated the information was placed in the agenda packet on the style, size, and location of the proposed Cell Tower.

Cerny said the tower would be somewhat hid within the woods and similar to the tower near the Chalet Restaurant.

Cerny recommended approval of the Conditional Use Permit requested for a cell tower at this location.

Langenberg asked if the Commission would like to place any conditional uses on the request.

VandenPlas asked if there were any conditions on the tower across the street. Cerny said no.

No conditions were placed on the request.

Moved by Herrman, seconded by Hruska, to approve a Conditional Use for a new Cell Tower on Parcel SC-591-5, located at the end of Bowers Road. Mike Basten Sr./Tillman Infrastructure/Verizon Wireless applicants. Vote: Aye-5. No-0. Motion Carried.

6. Comprehensive Plan Update

Cerny said the Town of Scott will work Bay Lakes Regional Planning on the comprehensive plan. Every 20 years the Town needs to update the comprehensive plan. Over the next year the town will plan a full re-write.

The Plan Commission will be the core group and serve as an advisory committee, which will respond to the draft proposals presented by Bay Lakes Regional Planning. There will also be some special meetings. The meetings will be open to the public and there will also be workshops for public input.

7. Communications.

8. Schedule next meeting. The next meeting will be scheduled for Thursday, October 16, 2025.

9. Adjourn.

MOTION Janquart, seconded by VandenPlas to adjourn. . Vote: Aye-5. No-0.Motion Carried. Meeting Adjourned at 6:01 pm.

Respectfully submitted,

Jaime M. Fuge

Jaime Fuge, Clerk/Treasurer, Town of Scott