



Public Hearing Meeting Minutes November 11, 2025 5 p.m.

1. Call To Order: The public hearing for the Town of Scott was called to order at 5:05 P.M. on Tuesday, November 11, 2025 in the Town Hall by Chairman Mike Van Lanen.

Present were Chairman Mike Van Lanen, Supervisors Gene Wojcik, Cari Langenberg, Norman Strebel, and Kurt Baenen.

Also present were: Clerk/Treasurer Jaime Fuge, Economic Development Coordinator/Planner Dave Cerny, SMU President Al Herrman, Town Engineer Scott Brosteau Excused: Constable Brett Blaney.

2. Verification of Public Notice: The Affidavit of Posting indicated that the public notice of the Public Hearing was published in the Green Bay Press Gazette on October 23 and November 3, 2025. Additionally, it was posted at Town of Scott Town Hall, 2621 Jody Drive, & on the Town of Scott website at www.townofscott.com, Volk's Landing and the New Franken Fire Department.

Moved by Langenberg, seconded by Wojcik to accept and file the Affidavit of Posting. Vote: Aye-5. No-0. Motion Carried.

3. 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 summarized the Plan Commission meeting minutes about the request.

Van Lanen asked if anyone was in the audience to speak on the item.

Mike Basten, applicant was present at the meeting.

Van Lanen asked Basten questions about the septic tank.

Langenberg, Chair of the Plan Commission, said the Plan Commission had no major concerns when they discussed the item on October 16, 2025.

Wojcik asked about the building. Basten said the building is approximately 60 feet by 120 feet to 130 feet used mainly for storage on a 4-acre lot.

2. 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.

Van Lanen asked if anyone was in the audience to speak on the item.

Carl Gerber, a representative from Delamain Consulting, was present at the meeting to speak on behalf of the applicants.

Cerny recapped the request and summarized the ordinance. Wojcik asked specifics about the project. He asked if the Tower would just be for Verizon. Gerber stated that it could carry additional carriers, but has carrier Verizon right now.

3. A request for a Conditional Use for a 2-family dwelling status for 4138 Fischer Road (Parcel #SC-313) Robert Wurm, applicant.

Van Lanen asked if anyone was in the audience for this item. Multiple people raised their hand. Applicant Robert Wurm was also present at the meeting.

Cerny summarized the request and handed out the parcel map to interested parties. Cerny said the Plan Commission recommended approval of the request, however, it was a split vote.

Van Lanen asked if there was anyone there to speak on the item.

Gene Lannoye, 4050 Fischer Rd., spoke on the item. He expressed concerns about setting a precedent for future duplex developments in the area, noting that he does not want to see many similar changes moving forward. He asked the Board whether it would be possible to build another duplex in the future and questioned whether other single-family property in that area could be converted to another housing type.

Langenberg said that Lannoye's concern were brought up in that Plan Commission held October 16. She explained the other perspective was that Wurm's property with the living space was previously created and used a separate living area by previous owners. Langenberg mentioned other properties in the community with similar situations like trailer homes and a single-family home on one parcel.

Jean Lannoye, 4050 Fischer Rd., spoke on the item. She had concerns as the space should have never been able to be used as a living space. She fears that there will other requests be brought to the Board throughout the Town. She was afraid to opening up a gateway for everybody to request this. She asked the board if you say yes to one, how can you say no to someone else?

Baenen asked about the specifics on a residence on the corner of Church and Bay Settlement Road, which he thought would be a similar situation to Wurm's request.

Cerny noted that the key difference between the residence Baenen mentioned and Wurm's request was that residence on the corner of Church and Bay Settlement Road were two separate parcels, which complies with the Town's ordinance.

Cerny summarized the zoning ordinance, nothing that Wurm is asking for a conditional use which allows a property owner for a special condition, which is what is before the Board today.

Scott Richardson, 3679 Bay Settlement Rd., asked about the dimensions of the property. Wurm said living quarters is a one-bedroom upper and lower. The prospective tenant is a woman currently residing in De Pere looking to rent long-term to be closer to her daughter.

Van Lanen asked for a motion to adjourn.

Moved by Strebel, seconded by Baenen to adjourn the public hearing at 5:29 p.m. Vote: Aye-5. No-0. Motion Carried.

Jaime Fuge

Jaime M. Fuge, Clerk/Treasurer, Town of Scott