

MINUTES
PLAN COMMISSION
TOWN OF SCOTT BROWN COUNTY, WISCONSIN
December 3, 2025 at 4 P.M.

1. Call to order/Roll Call.

Meeting was called to order by Cari Langenberg at 4:01 p.m.

Attendees: Chair Cari Langenberg, Paul Vanden Plas, Al Herrman, Erin Lemoine, and Mike Van Lanen.

Staff: Economic Development Coordinator/Planner Dave Cerny, Clerk/Treasurer Jaime Fuge, Town Supervisors Gene Wojcik, Norman Strebel, Park Committee Member Cheryl Lardnois, and Kurt Baenen. There was also one member of the public.

Excused: Steve Janquart

A moment was taken in remembrance of Gerard Hruska.

The meeting was posted on Wednesday, November 26, 2025 at the front door of the Town Hall and on the website.

2. Approve Plan Commission Minutes of October 16, 2025 Meeting.

MOTION: Van Lanen/ Lemoine approve the minutes of October 16, 2025 Plan Commission Meeting.

All in favor. Motion Carried.

3. Comprehensive Plan Presentation by Bay Lake Regional Planning Commission

Madison Stolen from Bay Lake Regional Planning presented an overview of the Plan Commission process. She distributed a folder to the board outlining the steps involved in updating the comprehensive plan.

The comprehensive plan is scheduled for an update in 2025-2026, and Madison provided a summary of the scope of work. The previous comprehensive plan was completed in 2017.

She highlighted the Town Board's responsibilities, which include reviewing and revising the comprehensive plan, offering a meeting space, posting the meeting agenda, revising the goals and objectives, and assessing the previous comprehensive plan to identify what has changed and what remains the same.

A timeline of events was also shared, with the comprehensive plan update expected to take approximately 12 months.

Stolen emphasized that the Commission can meet independently of Bay Lake Regional Planning Commission.

No action was taken on this item.

4. Wequoick Flood Study

Cerny presented the Wequoick Flood Study, which is still in the draft stage. The Wequoick Flood Study begins at Hwy 57 (north of 54/57).

Herrman asked about the public hearings that will need to be scheduled. Cerny said that there would be a hearing held with notice provided to the affected residents. Additionally, there would be a Town Board hearing.

Baenen asked about the 500-year study.

Cerny noted how the flood study can affect the comprehensive plan.

Langenberg asked if a person who owns most of the land could work with an engineer to build a 20-foot by 10-foot ditch to drain a swampy area. He wanted to know whether this is allowed and what options landowners have for drainage on their property.

Cerny noted that if development in the flood area was proposed, additional research and potentially more studies would need to be performed.

Langenberg asked in Cerny's experience, is that a problem area in flooding. Cerny said the area in the blue on the map has been flooded at one point.

Herrman asked for next steps and timeline. Cerny said he could communicate that once he speaks with Engineer Brosteau. Cerny said the next steps would likely be meeting with affected property owners.

Langenberg asked what the Coastal Grant was for. Cerny stated was for the flood study, not to correct the items.

This was an informational item and no action was taken.

5. Communications.

Van Lanen said there may be a candidate to replace Mr. Hruska's spot. The potential appointed individual would serve until April 2026.

Langenberg informed the Commission that at its November 11, 2025 meeting, the Town Board denied the request for a Conditional Use Permit for a two-family dwelling at 4138 Fischer Road (Parcel #SC-313), submitted by applicant Robert Wurm. This item had previously been discussed at the October 16, 2025 Plan Commission meeting, where the Commission's recommendation was approval (2-2).

6. Schedule next meeting. The next meeting is to be on January 15 at 5 p.m.

7. Adjourn.

MOTION Lemoine, seconded by Van Lanen to adjourn. Vote: Aye-5. No-0. Motion Carried. Meeting Adjourned at 5:18 p.m.

Respectfully submitted,

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