

MINUTES
PLAN COMMISSION
TOWN OF SCOTT BROWN COUNTY, WISCONSIN
February 19, 2026 at 5 p.m.

1. Call to order/Roll Call.

Meeting was called to order by Cari Langenberg at 5 p.m.

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

Excused: Steve Janquart

Staff: Economic Development Coordinator/Planner Dave Cerny, Clerk/Treasurer Jaime Fuge, Town Supervisor Norman Strebel

Also present: Rob Wurm property owner, and Surveyor Jim Sehloff (for Agenda Item #3)

There was also one member of the public.

The meeting was posted on Friday, February 12, 2026 at the front door of the Town Hall and on the website.

2. Approve Plan Commission Minutes of January 15, 2026 Meeting.

Moved by Lemoine, seconded by Van Lanen approve the minutes of January 15, 2026 Plan Commission Meeting. Yes-6, No-0. Motion Carried.

3. Request for an ‘in-concept’ review of a single lot CSM at 4138 Fischer Road. Rob Wurm, applicant.

Cerny recapped his staff report, which stated:

The property under consideration is zoned A-1 Agriculture and consists of approximately 30 acres. As pictured in the attached area map it consists of multiple buildings, with some forested land, fallow land, crop land, and corrals for horse pasturing. This parcel's land use and zoning match surrounding properties. This is the same parcel previously considered by the Plan for two different requests.

The applicant has requested an ‘in-concept’ review to determine if a single parcel split would be acceptable. The new proposed parcel is approximately 5 acres with approximately 400 feet of frontage along Fischer Road (CTH K). The proposed parcel meets the zoning requirements for A-1 Agriculture.

Some of the same requirements from the previous request will still be required for this request:

- 1) A wetland delineation.
- 2) Soil borings to determine suitability for on-site septic systems.
- 3) An Archeological Inventory.
- 4) A County Road Access permit to allow connection to Fischer Road (CTH K).
- 5) Covenants and Deed Restrictions that building sites will be closer than 200' from the centerline of STH 57 and not exceed an elevation of approximately 705' due to the DOTs Scenic Easement Restrictions.

Cerny recommended approval of the CSM.

Langenberg asked if there was suitable spot that would be buildable on the proposed lot. Cerny stated yes.

Van Lanen asked if this area needs an archaeological study. Cerny stated yes.

Herrman asked about section highlighted on the map. He pointed at the red area on the map, which was purchased by the Town for a future bike trail.

Langenberg asked how many acres the lot size will be. Wurm said 5.0229 acres.

Langenberg recapped last meeting where the commission reviewed a similar proposal that was denied. She requested that any concerns related to this request be addressed during the meeting.

Surveyor Jim Sehloff of TNT Surveyors highlighted the differences between the request from the January 15 meeting and the request presented today. Some key differences included that the previous lot was a request for the parcel to be divided into four lots. The in-concept review presented today was for one lot and included one driveway.

Lemoine, who voted no on the in-concept review in January, said she was comfortable with this request.

Ducat, who voted no on the request in January, said she spoke with Cerny earlier this week.

Van Lanen asked Cerny if the Plan Commission should include stipulations in the motion. Cerny said the stipulations would be listed in the final CSM.

Moved by Herrman, seconded by Lemoine, to approve the in-concept review of a single lot Certified Survey Map (CSM) at 4138 Fischer Road (Parcel #SC-313). Yes-6, No-0. All in favor. Motion Carried.

Cerny said approval for the CSM will be heard at the March Plan Commission meeting.

4. Short-term Rental Licenses – Annual Renewals

Cerny said to date, one short-term rental applied for their renewal license. There are currently four short-term rentals in the Town. Cerny requested that the agenda item be taken up at the March Plan Commission meeting.

Cerny noted the short-term rental property on Edgewater Beach Road was recently sold.

Herrman asked about obtaining taxes for the hotel in the Town of Scott. The Commission requested Cerny to follow-up. The Commission asked Clerk Fuge to follow-up with the Clerk for the Town of Green Bay to see if they need assistance in establishing an ordinance or if they have an ordinance on file regarding short-term rentals.

No action was taken on this item.

5. Discussion on Comprehensive Plan Update.

Cerny provided an update on the comprehensive plan. He noted Madison from Great Lakes was unable to be at the meeting tonight. Cerny stated in 2020, the population of the Town of Scott was 3,636 people. Since 2000, the total population has grown by 1 percent, a rate much lower than the increases seen at the county and state levels. Looking toward the future, the Wisconsin Department of Administration (DOA), projects that the Town of Scott will lose approximately 2 percent of its population by 2050. Although the state is expected to see a similar decrease, Brown County is predicted to see a 12 percent increase.

Cerny also noted previous Department Of Administration population projections have been inaccurate. The current projections are showing a loss in population for the next years. He also commented that the Town of Scott has a very low population of individuals who are

between 18-30 years old.

Some other statistics included in his report included the age of homes.

The Town of Scott has:

161 homes built in 1949 or earlier

349 homes built between 1950 to 1969

408 homes built between 1970 to 1989

586 homes built between 1990 to 2009

77 homes built 2010 or later

Herrman said he is involved with his church and the church has seen significant increases in membership, partly due to the housing developments below the ledge. He said current developments in other communities have smaller homes and lots. Herrman asked if the Town would consider allowing different housing types to attract young residents. He is concerned if the Town doesn't grow, but the tax burden continues to grow, the tax burden on each resident may go up.

Herrman asked to establish a timeline for those discussions.

Cerny said there will be additional statistics that will be presented at a later meeting. The comprehensive plan will assist the Town with establishing goals.

At the meeting, Cerny discussed village incorporation.

Cerny shared the process of how a Town files to become a Village. It starts with a petition signed by 50 or more persons of the Town. Next, a resolution would be adopted by the Town Board.

The State has a review board that reviews a Town's petition for incorporation and determines whether to approve or deny its request to become a village.

Cerny stated that if the Town of Scott applies for incorporation as a village, it would be classified as a Metropolitan Village.

Langenberg asked if the criteria changed recently. Cerny said the criteria was updated in 2022.

Van Lanen highlighted the statutory limitations affecting newly incorporated villages, noting that for a period of five years following incorporation, the Village is prohibited from annexing territory from other towns.

Langenberg asked if the whole Town could be incorporated in the Village. Cerny said he needs to do further research.

Herrman asked if staff could meet with the state for guidance. He said an informal sit-down session would make a lot of sense.

Cerny said the intention of the conversation at this meeting was to look at these criteria and add it to the comprehensive plan if the Town wants to incorporate as a Village in the future.

Langenberg proposed an additional discussion about the pros and cons of becoming a Village prior to moving forward with the Comprehensive Plan.

Van Lanen said there is a lot to consider regarding village incorporation. He noted taxes will go

up if the Town becomes a village.

Langenberg asked about the timeline. Cerny said he will present at a later date.

Dan Larson, 4403 Anapaula Ln, made a statement about goals the Town should consider in their next comprehensive plan.

He requested the Plan Commission incorporate a stance on Short-Term Rentals into the Comprehensive Plan. He shared he recently lived next store to a short-term rental, which had a negative impact in the neighborhood.

He recognized that there is a short-term rental ordinance for regulation.

He shared that short-term rentals remove residential housing, affect the Town's character, continuously brings strangers into the area, brings more people to a home versus than if a property was a residence, can create noise and possible disturbances when at/overcapacity and can be difficult to address a bad actor/complaint in a timely manner due to the nature of government.

Larson noted that the Town conducted surveys as part of the Comprehensive Plan process previously. He suggested that the upcoming survey include a question asking residents whether they support short-term rentals in the community. He also recommended that the board consider implementing a seven-day minimum stay requirement for short-term rentals.

In a written statement, Larson listed the comprehensive plan issues before short-term rentals existed, which included:

1. Maintain a reasonable tax rate
2. Maintain the Town's rural character
3. Protect and preserve the natural features of the Town
4. Develop ordinances that are consistent with the comprehensive plan
5. (TIE) Support the "Character Town" legislation from the state so Scott can remain a town and maintain its current boundaries
6. (TIE) Address unsightly residential yards
7. Need clean water
8. Improve communication with Town residents regarding issues, such as STH 54/57 and Bay Settlement Road, business development, meetings, annexations, and drinking water from the City of Green Bay, through additional postings by keeping the web page current.
9. Keep weekly garbage and recycling pickup.
10. Combine the four existing sanitary districts into one district.
11. Limit the number of multi-family homes.

He asked the Plan Commission to consider the implications of short-term rentals when updating the comprehensive plan.

Langenberg suggested that establishing a seven-day minimum stay could be pursued as a potential ordinance amendment. She added that the Town cannot prohibit short-term rentals outright.

Langenberg noted that the discussion regarding potential village status will significantly influence the direction of the Comprehensive Plan. She stated that if the community's goal is to become a village, it changes the planning process and priorities.

Van Lanen said that this needs to be addressed at the Plan Commission level first.

Herrman said that we need to discuss.

Cerny said the Plan Commission's conversation next time should be to review if the village incorporation will be the driving force or a consideration in the next comprehensive plan. Cerny stated that the Plan Commission should consider if they would like a range of housing options within the Town, noting that while this approach aligns well with potential village incorporation, it can also stand independently as a planning objective.

Lemoine asked how does New Franken fit in to this. Cerny said New Franken is unincorporated.

There was no action taken on this item.

6. Communications.

Cerny said that the March agenda would include short-term rental renewal applications, a potential CSM and a zoning request.

7. Schedule next meeting. The next meeting is to be on March 19, 2026 at 5 p.m.

8. Adjourn.

Moved by Ducat, seconded by Lemoine to adjourn. Vote: Aye-6, No-0. Motion Carried.
Meeting Adjourned at 6:42 p.m.

Respectfully submitted,

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