

MINUTES
PLAN COMMISSION
TOWN OF SCOTT BROWN COUNTY, WISCONSIN
March 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, Steve Janquart, Paul Vanden Plas, and Cindy Ducat. **Excused:** Mike Van Lanen

Staff: Economic Development Coordinator/Planner Dave Cerny, Clerk/Treasurer Jaime Fuge, Town Supervisors Gene Wojcik, Kurt Baenen

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

There were also three members of the public.

The meeting was posted on Friday, March 13, 2026 at the front door of the Town Hall and on the website.

2. Approve Plan Commission Minutes of February 19, 2026 Meeting.

Moved by Lemoine, seconded by Vanden Plas to approve the minutes of February 19, 2026 Plan Commission Meeting as presented. Yes-6, No-0. Motion Carried.

**3. Review/Take Action on a request for a single lot CSM at 4138 Fischer Road.
(Parcel #SC-313). Rob Wurm, applicant.**

Cerny recapped Wurm's request. The Plan Commission reviewed the concept plan at its February meeting and recommended its approval.

He said the property under consideration is zoned A-1 Agriculture and consists of approximately 30 acres. As pictured in the area map provided to the commissioners, 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.

The applicant requested to create one new parcel consisting of approximately seven acres with almost 400 feet of frontage along Fischer Road (CTH K). The proposed parcel meets the zoning requirements for A-1 Agriculture.

Cerny recommended that the Commission approve the request with the following requirements:

- 1) Provide a wetland delineation (if any) on the face of the CSM.
- 2) Soil borings to determine suitability for on-site septic systems (can be provided as part of the POWTS application) (**P**ersonal **O**n-site **W**astewater **T**reatment **S**ystem = POWTS)
- 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 no closer than 200' from the centerline of STH 57 and not exceed an elevation of approximately 705' due to the DOTs Scenic Easement Restrictions; in accordance with V688 P.18.

Herrman asked about the proposed trail. Cerny clarified the trail is outside his plat.

Moved by Lemoine, seconded by Herrman to approve the request for a single lot CSM at 4138 Fischer Road (Parcel #SC-313), with the following requirements:

- 1) Provide a wetland delineation (if any) on the face of the CSM
- 2) Soil borings to determine suitability for on-site septic systems (can be provided as part of the POWTS application) (**P**ersonal **O**n-site **W**astewater **T**reatment **S**ystem = POWTS),
- 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 no closer than 200' from the centerline of STH 57 and not exceed an elevation of approximately 705' due to the DOTs Scenic Easement Restrictions; in accordance with V688 P.18. Yes-6, No-0. All in favor. Motion Carried.

4. Annual Review for a Home-Based Business located at 2731-33 Bay Settlement Rd.

Cerny said this is an annual review of the request granted by the Plan Commission in January of 2024. The Town has not received any complaints on the property or business. In the future the owner is looking to move to a commercial site due to business expansion. Cerny recommended approval of the annual review.

Herrman asked if the location has patients on the other side of the duplex stay overnight as they would be required to have a short-term rental license. Cerny said no.

Langenberg thought this home-based business was already relocated to the industrial park. Cerny was not aware.

Moved by Lemoine, seconded by Janquart, to approve the annual review for a home-based business located at 3731-33 Bay Settlement Rd. Yes-6, No-0. All in favor. Motion Carried.

5. Short-term Rental Licenses – Annual Renewals

Cerny said that in February, staff reminded all Short-term Rental Owners of their annual renewal requirements. The following is a summary of the status of the rentals:

- 1) **4399 Anapaula Lane:** The property has been sold and no new application has been submitted. No action necessary.
- 2) **3762 Nicolet Dr.:** This was a new application last year. The property owner has notified the Town that they do not wish to renew their permit and they are planning on selling the property. No action necessary.
- 3) **Rey-Rey Properties – 3765 Grove Road:** All fees are paid, inspections completed. Cerny recommended approval.
- 4) **Dawn Kwansy – 4967 Edgewater Beach Road:** All fees are paid, inspections completed. Cerny recommended approval.
- 5) **David Wortman – 3647 Point Lane:** All fees are paid and inspections are completed. Cerny recommended approval.
- 6) **Edgewater Beach Enterprises – 4913 Edgewater Beach Road:** Cerny said an inspection is scheduled for next week. Cerny recommended approval of the license, pending payment of the license and an inspection.
- 7) **DKRK – 2453 Bay Settlement Road:** Cerny said he received no response to e-mail notice. Cerny planned to send a follow-up e-mail letting the short-term rental license will expire as of March 31, 2026.

Moved by Herrman, seconded by Lemoine, to approve the short-term rental license for Rey-Rey Properties at 3765 Grove Rd., Dawn Kwansy at 4967 Edgewater Beach Road, and David Wortman at 3647 Point Lane. Yes-6, No-0. All in favor. Motion Carried.

Moved by Lemoine, seconded by Ducat, to approve the short-term rental license for Edgewater Beach Enterprises at 4913 Edgewater Beach Rd, pending fees paid and inspections approved. Yes-6, No-0. All in favor. Motion Carried.

6. Discussion on Comprehensive Plan Update.

Cerny handed the draft Comprehensive Plan prepared by Bay-Lake Regional Planning to the commission. Cerny said a representative from Bay-Lake will be present at the April Plan

Commission meeting. He recommended that the Commission review and present suggestions at the next meeting.

Cerny discussed village incorporation. Cerny noted village incorporation could be added to the comprehensive plan, but should be its own separate plan. Janquart asked when the boundary agreement expires with the City of Green Bay. Cerny said in 7 or 8 years.

Herrman reported that he recently attended a NEW Water meeting, where the organization is beginning development of a 20-year comprehensive plan. As part of this effort, NEW Water intends to implement a 3-year action plan along with a 10-year review process.

Herrman also observed that the Town of Scott currently lacks sufficient housing availability. He encouraged the commission to consider whether growth is a priority for the community and, if so, what steps are necessary to support it. He noted that the Town can either maintain its current course and remain stagnant or identify strategies to expand its tax base. He urged the Commission to consider these questions, adding he does not have an opinion.

Cerny said a community survey will be done to collect more viewpoints on the Town's direction, which happens during the comprehensive plan.

Herrman also emphasized that the Town of Scott is a farming community.

Lemoine asked how does the Commission make a decision on what the Town wants. Cerny said his next steps is to meet with Bay Lakes and offer input on the survey so it can provide valuable feedback.

Langenberg said the residents should be provided with educational information to help them with the survey and recommended creating a fact sheet that would be provided with the survey.

Cerny said the survey is intended to provide direction.

Herrman said that the assignment for next month's meeting is to read the comprehensive plan. He said he could provide the current comprehensive plan to anyone interested in it.

7. Communications.

Langenberg said she would not be able to attend the May meeting if scheduled on May 21. She asked if it could be changed to May 14. The Commission agreed to change the date to May 14.

8. Schedule next meeting. May 14, 2026

9. Adjourn.

Moved by Lemoine, seconded by Ducat to adjourn. Vote: Aye-6, No-0. Motion Carried.
Meeting Adjourned at 6:12 p.m.

Respectfully submitted,


Jaime Fuge, Clerk/Treasurer, Town of Scott