

MINUTES
PLAN COMMISSION
TOWN OF SCOTT BROWN COUNTY, WISCONSIN
April 16, 2026 at 5 p.m.

1. Call to order/Roll Call.

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

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

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

Also present: Madison Stolen with Bay Lake Regional Planning, and 1 Town resident.

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

Moved by Lemoine, seconded by Ducat to approve the minutes of March 19, 2026 Plan Commission Meeting as presented. Yes-7, No-0. Motion Carried.

3. Review/Take Action on a request for a 2-Lot Certified Survey Map (CSM) on parcel SC-617, located north of Nicolet Dr. (CTH A), and west of Bodart Rd., Chad Wertepny applicant.

Cerny recapped Wertepny's request. He said the property under consideration is zoned R-1 Residential and consists of approximately 3.15 acres, and is currently a vacant agricultural field. The proposed CSM divides the parcel into 2 equally sized lot, consisting of 1.58 acres each. Municipal sewer is available to both parcels, there is no municipal water in this location. There is a cross culvert under Bodart Road and stormwater naturally flows west to east; as requested by Staff the CSM illustrates a stormwater easement along the north lot line to help manage the stormwater after the site is developed.

Cerny recommended approval of the request, with the following requirements:

- 1) Provide a wetland delineation (if any) on the face of the CSM.
- 2) Conduct an Archeological Inventory.
- 3) Documentation that Brown Co. Highway Department will permit a driveway on Lot #2.

Moved by Herrman, seconded by Van Lanen to approve a request for a 2-Lot Certified Survey Map (CSM) on parcel SC-617, located north of Nicolet Dr. (CTH A), and west of Board Rd., Chad Wertepny applicant, with the following requirements: 1) Provide a wetland delineation (if any) on the face of the CSM, 2) Conduct an Archeological Inventory 3) Documentation that Brown Co. Highway Department will permit a driveway on Lot #2. Yes-7, No-0. All in favor. Motion Carried.

4. Request to rezone a portion of SC-461 from AG-FP to A-1 Agriculture. Sisters' of St. Francis of the Holy Cross, applicants.

Cerny said Agenda Items #4 & #5 are related; both requests are due to the Sisters' of St. Francis, Holy Cross Church, and Holy Cross School cooperating on lot line adjustments (see attached maps). He requested that the be taken together.

Langenberg accepted Cerny's request and read Item #5.

Cerny said The Sister's are providing additional land from Parcel SC-461; for the cemetery (Parcel #SC-462) and for Holy Cross School (Parcel #SC-22-96). Since this is a lot line adjustment no new parcels are being created, lot lines are just being moved.

The Sisters' parcel is zoned AG-FP Agriculture-Farmland Preservation, the cemetery is zoned A-1 Agriculture, and the school is zoned R-1 Residential. All parcels are legally conforming to the Zoning Ordinance. He recommended approval.

Langenberg asked if there needs to be a CSM. Cerny said no as this is a lot line correction. Herrman said he will abstain from the vote as he is a current officer at Holy Cross.

5. Request to rezone a portion of SC-461 from AG-FP to R-1 Residential. Sisters' of St. Francis of the Holy Cross, applicants.

Zoning Map

February 28, 2023

Legend

	R-1 Residential
	R-R Rural Residential
	A-1 Agriculture
	AG-FP Agriculture-Farmland Preservation
	B-1 Community Business
	B-2 General Business
	I Limited Industrial
	P-R Planned Development Overlay
	C-1 Conservancy



6. Request to rezone SC-548 (5008 Algoma Rd./STH 54) from AG-FP to B-2 General Business. Aron & Tammy Thomas, applicants.

ERRY J &
M REV
TRUST

SC-528
KENDRA
SAMPSON

54

VARIES

241.75

SC-546
079127
081227
2701840

SC-510-1
081227
2701840

RICHARD CAROL
VANDERLOOP

2701840

SC-513
081227
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TAUSCHKE 347.22'
FAMILY LLC

151.76

DANIELA
LOHR
NORMAN

239.19

Subject Parcel

FAMILY L
THOMAS

236.00

235.37

230.00

229.19

ST KILIAN RD

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Cerny recommended approval.

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Herrman asked about Parcels 551-1 and 551-2. Cerny said they are two houses. Janquart asked if an additional access/driveway off of STH 54 is needed. The applicant confirmed no. Janquart asked if he has customers coming. Applicant said no.

Moved by Lemoine, seconded by Herrman, to approve a request to rezone SC-548 (5008 Algoma Rd./STH 54) from AG-FP to B-2 General Business. Aron & Tammy Thomas, applicants. Yes-7, No-0. Motion Carried.

7. Discussion on Comprehensive Plan Update.

Cerny presented the existing land use for the Town of Scott and asked the Commission to review the data. He referenced several subdivisions, including Scotland Meadows and Wequiock Creek Estates. He stated that Scotland Meadows is the only new subdivision developed in the past 20 years.

He further noted changes in other areas, including St. Killian's subdivision, which was previously vacant but has now become fully established. Scotland Meadows still has two to three condominium units remaining. Bay Heights subdivision is fully built out.

Cerny observed that overall residential development in the Town over the past 20 years has been limited, with most activity consisting of redevelopment along the bay, where older cottages have been replaced with new homes.

Regarding commercial land use, he reported that the existing business park is more than half developed.

Cerny also shared survey results. The survey was previously provided to the Town Board and Plan Commission. He noted that six of the ten commissioners/board members responded. He explained that this was a test survey intended to gather feedback.

Langenberg said that the rating adequate and neutral are too similar and requested an alternative word be used between the inadequate and neutral rating.

Lemoine requested clarification regarding the southwest area of the Town of Scott, stating she was unsure where that portion of the town is located in relation to her area of residence.

Herrman said that he was expecting a question regarding village incorporation.

Lemoine stated that additional education or context is needed regarding the village incorporation question, noting that she previously would have answered "yes," but would have done so without a full understanding of the issue. She added that many residents may not realize that incorporation would not result in the entire Town becoming a village.

Lemoine further commented that question #6 may be difficult for individuals who are not on the board.

Langenberg suggested that a survey question might be better framed as whether the Town residents feels strongly about protecting municipal borders from annexation.

Van Lanen stated that there would be significant concerns associated with becoming a village.

Lemoine asked for the Commission to move forward somehow, asking Cerny to review if the City of Green Bay would be willing to extend the boundary agreement.

Langenberg asked if we would succeed at becoming a village at this time. Van Lanen and Cerny did not think we would.

Lemoine indicated that question #8 is challenging and may need further examples for clarification.

Janquart suggested having a scale from 1 to 5 versus words like poor, adequate, neutral, good and excellent.

Cerny spoke in detail about the Development & Land Use section. Cerny noted there are not many subdivisions and the Town has not changed in 20 years.

Herrman said the denser the population, the better for the Scott Municipal Utility asset perspective. He maintained that it is not necessarily his opinion as a resident.

Cerny noted that the resident age group of 20-39 is the smallest age group in the Town.

Janquart noted that in #11 he would have a different opinion of duplexes coming in versus apartments going in.

Rick Gorbette, 3330 bay settlement Rd, spoke to the board about question #11. He suggested adding language to specify that multi-family housing is permitted where appropriately located within the town. He added that he would okay with multi-family housing, but only where appropriate.

Langenberg asked if factual information be added to the survey. She highlighted she liked the factual information in question 10. She wanted the residents to have facts.

Van Lanen cautioned about making the survey too difficult.

Gorbette proposed asking “softball” questions regarding village status, such as would residents like a grocery store in the town, adding that these questions would hopefully get the Town a larger amount of participation, leading to additional Town Hall discussions and more involvement.

Langenberg said that village status is important to decide during the comprehensive plan.

Lemoine said the Town should not make a village status decision based on limited input.

Herrman asked if there is another step in the process for residents after they take the survey.

Gorbette asked if there would be notification via mail to take the survey.

Langenberg said there is a website.

Gorbette said that many people may not get their news and information on the internet.

Langenberg asked if the intention of tonight would be to make sure the survey has the right questions. Langenberg asked what happens after the survey.

Cerny said the first step is bring the results to the Plan Commission. Cerny said a schedule is being developed. Stolen said there would be six public meetings.

Cerny requested that at the end of this meeting there is a direction.

Herrman asked if we could have a paper copy available for this who do not go online.

Lemoine asked if we could have a way to incentive residents to take the survey.

8. Communications.

Cerny said survey results will likely be available for the June Plan Commission Meeting.

9. Schedule next meeting. May 14, 2026. Lemoine said she would be unable to attend.

10. Adjourn.

Moved by Lemoine, seconded by Janquart 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