

**Plan Commission Regular Meeting
Minutes of December 2, 2025**

Jessica Plourde called the Public Hearing to order at 6:00 p.m. Present was Brenda Forrest, Jessica Plourde, Kim Putz, Dan Vanasse, and Dave Wolner at the village hall. Donnie Kern joined the meeting via zoom. Lane Belter was absent.

Plourde closed the Public Hearing at 6:01 p.m.

Plourde opened the regular meeting at 6:01 p.m.

PUBLIC COMMENT

No one from the public spoke.

MINUTES

Motion by Forrest, second by Wolner to approve the minutes of the November 6, 2025 meeting. Motion carried unanimously.

NEW BUSINESS

Creation of the boundaries and project plan of Tax Incremental District No. 7

Joshua Low of Ehlers spoke about the proposed creation of Tax Increment District (TID) No. 7. TIDs are established to create a dedicated revenue stream for incentives and infrastructure improvements that support economic development in a specific area and align with community goals. Through tax increment financing, the increased tax revenue generated by new development is captured and used to fund the incentives and infrastructure necessary to support that development.

Low explained that approximately 250 acres of land, located within the town and along the village's northern boundary and owned by Dennis and Dawn Neumann, are planned for annexation into the village. Upon annexation, this property would be included within TID #7.

Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 7

Motion by Wolner, second by Vanasse to approve Resolution 2025-13 - Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 7. Motion carried unanimously.

Reschedule the January 2026 Plan Commission meeting as it falls on New Year Day

Motion by Wolner, second by Forrest to reschedule the January Plan Commission meeting to Tuesday, January 13, 2026 at 6:00 pm. Motion carried unanimously.

Site/Conceptual Plan Review - Workforce Housing Development; parcel #181-1001-70-040. Applicant: Mark Vanasse & Agnes Ring

Agnes Ring and Mark Vanasse presented a site plan for a housing development proposed on a three-acre parcel, which may include affordable senior housing, subsidized senior housing, and potential workforce housing. Ring and Vanasse have retained Paul Gerrard of Gerrard Development to oversee the development and design of the units. The site plan proposes approximately 40–50 units, which may include one-, two-, and three-bedroom configurations. The development may also include workforce housing and housing for disabled veterans.

UNFINISHED BUSINESS

Review Updated Conditional Use Permit: Request in C-3 zoning district located at parcel #181-4057-20-445 & 181-4057-20-448 for a Conditional Use Permit to allow a 40-unit elderly housing facility. Applicant: Paul Gerrard; Gerrard Development, LLC

Paul Gerrard of Gerrard Development presented two proposed exterior color schemes—gray and brown—for use in the project. The Plan Commission reviewed both options and agreed that each would be visually appealing and would blend well with the surrounding area.

ADJOURN

Motion by Vanasse, second by Forrest to adjourn at 6:58 p.m. Motion carried unanimously.

Jessica Lehman, Village Clerk

(Minutes are not official until approved at next meeting)