

Village of Withee

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PLANNING COMMISSION MEETING

The Village of Withee Planning Commission met on July 28, 2026, at 6 pm in the Municipal Building, Conference Room.

Terry Pawlukiewicz called the meeting to order at 6 pm.

ROLL CALL

Roll call was answered by Kevin Thorson, Lynn Van Winkle, Larry Klabon, Derek Schad, Randy Shelton, and Terry Pawlukiewicz. Pat Esker was absent. Village Clerk Niemi recorded the minutes. Also, present were Cindy Cardinal, Sandi Maguire-Petke, Nancy Amacher, and Dave Krause, Forward Bank Vice President/Senior Commercial Lender.

The plan commission was called to consider an application for changing the zoning at parcels 191.0036.001, 191.0037.000, 191.0038.000, and 191.0039.000 from R-1 Single-Family Residential to R-2 Multi-Family Residential, to allow for building one duplex and a twin home.

APPEARANCES

Dave Krause told the planning commission that Forward Bank is applying for rezoning because they want to build one duplex and either another duplex or twin home on the parcels. The goal is to rent at a moderate-income level of just under \$1,000 per month for a two-bedroom unit and \$1,200 per month for a three-bedroom unit. VanWinkle noted the first unit was 30'W x 76'L which means if they are split in half they are each 15' wide. These lots have been vacant for many years and were previously owned by State Bank of Withee. Denzine Surveying is surveying the lots to combine them into just two lots, each being 105 feet wide. John Martin is handling the excavating, Justin Shirk is pouring the concrete, and Mid-Wisconsin Homes from Medford is building and placing the manufactured units. The far west lot will be a duplex with two unattached garages with plans to be completed by fall. The bank wants to sell the duplex and would offer an agreement for rent to go toward purchase price to help develop wealth and net worth. Krause asked if anyone knew what had been in the lots before they were vacant. Pawlukiewicz remembered a car dealership, show room, and heating and cooling shop. He thought the previous buildings concrete might be buried there.

Examples of two different styles of duplexes were shown with the layouts. The units will be set back at least 30 feet from 1st Street, possibly as much as 40 feet back with long granite driveways to allow for a long front yard, landscaping, and parking capabilities. There will be concrete approach to the garage, front stoop, and sidewalk to garage and off back of house. Sandi Maguire-Petke asked how far the unit will be set back from the property line as her house is next to the far-west lot where the first duplex is being built. Krause answered that the minimum setback is ten feet; however, they are building it 20-25 feet from the lot line. Maguire-Petke asked if the driveways would be off the alley or 1st Street. Krause said that the plans are for the driveways to be off 1st Street.

REQUEST FOR REZONING

A Shelton/Schad motion to recommend board approval of the zoning change from R-1 Single-Family Residential to R-2 Multi-Family Residential for parcels 191.0036.001, 191.0037.000, 191.0038.000, and 191.0039.000 carried with all ayes.

A Klabon/Thorson motion to adjourn at 6:15 pm carried with all ayes.

Ellen Niemi
Village Clerk