



# PLAN COMMISSION

Wednesday, August 13, 2025 – 6:30 PM

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Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

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## MINUTES

**CALL TO ORDER** – Chair Knapinski called the meeting to order at 6:30 pm

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

### PRESENT

Chair Knapinski  
Commissioner Haskell  
Commissioner Nemecek  
Commissioner Haase  
Commissioner Ketter  
Commissioner Hopkins  
Town Board Rep. Christianson

### STAFF

Administrator Wisnefske  
Clerk Faust-Kubale  
Code Administrator Kamke

## APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 9, 2025 Plan Commission Meeting

### MOTION

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Hopkins to approve the Minutes of the Wednesday, July 9, 2025 Plan Commission Meeting as presented.

**Voting Yea:** Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson

**Motion carried 7-0.**

**OPEN FORUM** – Public comments addressed to the Plan Commission – NONE

## CORRESPONDENCE

- A. Distribution of the July 2025 Building Inspection Report

## DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

## BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a CSM Review Application submitted by Chris Perreault on behalf of John Kulogo to combine approximately 3.95 acres of Tax ID #006-0420-05 with Tax ID #006-0420-03 (3442 County Rd II), creating a lot approximately 5.2 acres in size.

### MOTION

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the CSM submitted by Chris Perreault on behalf of John Kulogo with the following conditions:

1. The on-site sewerage system is only partially shown on the proposed CSM. The drain field must be included on the survey to complement the documented tank access manhole.
2. Ownership of adjacent lots must be listed on the map.
3. Distance of the northern-most accessory building from the nearest south lot line should be added, to document if the building is conforming to setback and height limits for the district.
4. Notes on the map indicate that no ownership change is occurring as part of the survey; it should be clarified if the new lot will be co-owned by both the LLC and the individual.

**Voting Yea**: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson

**Motion carried 7-0.**

## UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Sept 10; Oct 8; Nov 12  
B. Town Board (6:30 pm start unless otherwise noted) - Aug 20; Sept 3 & 17; Oct 1 & 15

## ADJOURNMENT

### MOTION

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 6:38 pm.

**Voting Yea**: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson

**Motion carried 7-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk