



PLAN COMMISSION

Wednesday, April 08, 2026 – 6:30 PM

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

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
Town Board Rep. Christianson

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Rezoning Application submitted by Stephen & Anna Seljan requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

NO COMMENTS - PUBLIC HEARING CLOSED AT 6:31 PM

- B. Plan Commission Public Hearing on a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

NO COMMENTS - PUBLIC HEARING CLOSED AT 6:32 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, March 11, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, March 11, 2026 Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson
Abstaining: Commissioner Ketter
Motion carried 5-0.

OPEN FORUM – Public comments addressed to the Plan Commission

CORRESPONDENCE

- A. Distribution of the March 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-004 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Stephen & Anna Seljan, requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

MOTION

Motion made by Town Board Rep. Christianson, **Seconded** by Commissioner Haase, to recommend approval of the rezoning application submitted by Stephan & Anna Seljan with Resolution 2026-004.

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

Motion carried 6-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Stephen & Anna Seljan to reconfigure portions of Tax ID #006-1184 (8393 Moser Ln), and Tax ID #006-0502-05.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek, to recommend approval of the CSM application submitted by Stephen & Anna Seljan with the following condition:

- 1. Addition of the Right to Farm language to the CSM

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

Motion carried 6-0.

- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-005 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek, to recommend approval of the rezoning application submitted by Doug Woelz on behalf of Joshua Kitzmiller with Resolution 2026-005.

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

Abstaining: Commissioner Haase

Motion carried 5-0.

- D. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase to reconfigure portions of Tax ID #006-0006-09-02 and Tax ID #006-0006-09-03.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to recommend approval of the CSM application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the following conditions:

1. Updated language for Lind Lane right-of-way dedication
2. Addition of the Right to Farm language

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

Abstaining: Commissioner Haase

Motion carried 5-0.

- E. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

DISCUSSION ITEM ONLY – NO ACTION TAKEN

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - May 13; Jun 10; Jul 8
- B. Town Board (6:30 pm start unless otherwise noted) - Apr 15;
May 6 IMMEDIATELY FOLLOWING THE BOARD OF REVIEW MEETING; May 20;
Jun 3 & 17
- C. 176th Annual Meeting of the Town's Electors - April 21 at 6:30 pm
- D. 1st Board of Review Meeting - May 6 at 6:00 pm

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:07 pm.

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

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk