

PLAN COMMISSION

MINUTES

December 22, 2025

The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger, Lampe, Levi, Zirbes

Also in attendance: Ruth Mack, David Werning, Ryan Wagner, Erik Olsen, Hailee Butler, Stefanie Broere, Steve Board, Sandra Budewitz, Kristine Butteris, Robert Stangler, Jeronimo Conteras, Cresencinna Sanchez, and Karla Priest

1. Call to order (4:33pm)

2. Approval of Minutes

A. Plan Commission minutes dated December 08, 2025

Motion to approve Plan Commission minutes dated December 8th was made by Levi and seconded by Lampe, passed on unanimous voice vote.

3. Business

A. Public Hearing: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550- 52H

Cresencinna Sanchez and Karla Priest were present for the petitioner. Eric Olsen the attorney for the building owner also spoke to the use of the building.

B. Review and take action: 115 S. Second Street – request for a Conditional Use Permit (CUP) for a restaurant under Indoor Commercial Entertainment Section §550-34B(2)(f) & Section § 550- 52H

Brian Zirbes presented the request for a CUP for Indoor Commercial Entertainment and noted that the request meets all criteria for Indoor Commercial Entertainment and staff recommends approval. Levi asked about the arrangements for parking and Zirbes noted that there are no parking requirements for central business district. Lampe asked why the CUP was required since the building use is similar to past use and Zirbes noted that it is because in the past it was only a hall and the daily operation as a restaurant needed to be added.

Motion to approve the CUP was made by Krueger, seconded by Lampe and passed on a unanimous voice vote.

C. Review and take action: Hepp Heights / Edge Field Park Dedication

Kristine Butteris was present to answer questions on the parkland dedication in Hepp Heights. Blanke asked if the portion of Ryan Ridge would be part of the park and if it were vacated, Zirbes answered that vacating the street would cut off access to the park because the land would go to the adjacent landowners. Levi followed up with further questions about the dedicated right of way and the access to the park.

Motion to approve the dedication and forward to council was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

D. Review and take action: 1011 S. Third Street Certified Survey Map (CSM)

Brian Zirbes presented the CSM to commission to create a two lot CSM.

Motion to approve the CSM with no conditions was made by Lampe, seconded by Krueger and passed on a unanimous voice vote.

E. Initial review and set public hearing date: Text Amendment to Chapter 550 Zoning

Brian Zirbes presented the text amendment to add outdoor display for vehicle repair and maintenance service to allow for the sale of vehicles at repair shops.

Motion to set the public hearing for January 20th, 2026 was made by Lampe, seconded by Kneser and passed on a unanimous voice vote.

F. Discussion Only: 1225 N. Fourth Street proposed Condo Plat Concept Plan

Brian Zirbes presented the concept plan and the items that were discussed at Site Plan Review to the commission. The commission had no further comments.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/dd3c516d-6595-43f9-9608-a33cc8520422/December-22%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Levi and seconded by Lampe and passed on a unanimous voice vote.
(4:52pm)

Respectfully Submitted,

Alderman Brad Blanke