PLAN COMMISSION MINUTES

November 9th, 2026

The Plan Commission met in council chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Tom Levi, Kerry Kneser, City Engineer Andrew Beyer, Joe Ditmann, Zoning Administrator Brian Zirbes

Others in attendance: Dan Higgs, PLS of Combs & Associates

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**

A. Review and take action: Plan Commission minutes dated October 26, 2026 Krueger moved to approve these minutes with an amendment which would delete the sentence beginning with "Krueger felt…" and ending with "without much delay." feeling it was not necessary. Beyer seconded his motion and it passed unanimously. The minutes as amended were then passed unanimously with Krueger making that motion and Beyer again seconding this motion.

3. **BUSINESS**

A. Review and take action: W5873 County Road T – Extraterritorial Certified Survey Map (ET CSM)

Brian Zirbes stated that there is a 1.16 acre lot certified survey lot at W5873 County Road T which was created from a 40-acre parent parcel so as to have a new home site. This new parcel is not in the airport approach zone and does not have an expanded right of way for West Street per the City's Comprehensive Plan. However, Brian is recommending two conditions to an approval for this CSM. They are: add 'Dedicated to the Public' to the portion of West Road ROW being dedicated by CSM & add a signature page with appropriate lines for city official signatures. Krueger moved to pass this proposed extraterritorial certified survey map with the above two conditions, seconded by Beyer and passed unanimously.

B. Review and Discuss: Chapter 550 Zoning Code Update – Full Code and Zoning Map

Brian Zirbes stated that Vandewalle & Associates had forwarded the proposed zoning code totaling some 250 pages along with the zoning maps and a document of key policy discussion that Sonja had put together. He added the Plan Commission can discuss anything we want on these pages now, otherwise they will go to the Plan Commission public hearing on November 23rd. After the public hearing and any changes or additions that are approved by our Plan Commission, Sonja would take this information to our Council on December 1st for a presentation and public hearing. On December 14th, our Plan Commission would review public hearing comments and make recommendation to our Council for adoption for the zoning code and map. On January 5th, 2027 the council would have a 1st reading of this ordinance to adopt the new zoning code and map and if approved a 2nd reading would occur in front of the council on January 19th, 2026. If approved again it would be adopted and in effect as of February 1st, 2027. The question was asked when changes could be made and if November 23rd would be appropriate, which Brian said yes to. Brian\ asked members to forward any proposed changes to him if possible b4 the 23rd so he could have these suggestions in place for discussion on the 23rd. Concerns about billboard restrictions and data centers being allowed or not in our community were two topics brought up for discussion.

Krueger raised concern about our ability to handle the potential issues that may be brought up on the 23rd or on December 1st in front of Council. Brian stated that recommendations from our Board on the 23rd are preliminary and that we have another opportunity on Dec 14th and if we are not ready we don't have to move the proposed ordinance to the Council at that time. Brian noted the 12 policy discussion items that Sonja had put together which we would be confirming our position on in order to put forward the zoning code & map we are considering for adoption. Berg stated one of themes in the proposed changes to our code is to move the approval process forward more quickly if possible along with deleting the need for CUPs as much as we currently do. In doing this, we are aiming to be a bit more business friendly in our approach to reviewing applications.

C. Review and set public hearing date at Common Council – Chapter 550 Zoning Code Update

Berg moved to approve the schedule that was outlined by our Zoning Administrator above in section B, seconded by Beyer and approved by majority vote with Krueger voting no.

4 ADJOURNMENT

A motion was made by Levi to adjourn at 5:15pm, seconded by Kneser and approved unanimously.

Respectfully submitted,

Alderperson Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/32b1d467-c7d5-401b-bf34-5c35cb66f3ed/November-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline