

**PLAN COMMISSION
MINUTES
June 09, 2025**

The Plan Commission met on the above date in the Council Chambers.

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

Also in attendance: David Werning, Kurt Liebenow, Marcus Spiegelberg, Jessica Spiegelberg, Elezabeth Lewis, David Saxby, Jackie Christensen

1. Call to order

2. Approval of Minutes

A. Site Plan Review minutes May 19, 2025

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

B. Plan Commission minutes May 19, 2025

Motion to approve Plan Commission minutes was made by Lampe and seconded by Beyer, passed on unanimous voice vote.

3. Business

A. Public Hearing: 411 College Avenue– request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Section § 550-25C(2)(b) and Section § 550-56AA684

Marcus Spiegelberg owner of the property was present to ask the commission for permission to add the accessory dwelling unit.

B. Review and take action: 411 College Avenue– request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Section § 550-25C(2)(b) and Section § 550-56AA

Andrew Beyer presented the request for a CUP for an accessory dwelling unit to be constructed as part of a new garage.

Motion to approve with no conditions was made by Blanke, seconded by Lampe and passed on a unanimous voice vote. Levi proposed an amendment to the motion that a condition be added that states that short term rentals as described in § 550-56Y are prohibited in Accessory Dwelling Units, seconded by Lampe and passed 4-1 with Blanke voting no. The amended motion passed on a 5-0 roll call vote.

C. Public Hearing: 861 West Street– request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1]

David Saxby owner of the property was present to request the CUP and give some information on the accessory structure.

D. Review and take action: 861 West Street– request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1]

Andrew Beyer presented the request for the CUP for 861 West Street noting the total square footage for the accessory structure after construction would be approximately 2,200 square feet.

Motion to approve with no conditions was made by Blanke, seconded by Levi and passed on a unanimous roll call vote.

E. Public Hearing: 861 West Street– request for a Conditional Use Permit (CUP) for an addition to an Accessory Dwelling Unit exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C

David Saxby was present to comment on the maximum height.

F. Review and take action: 861 West Street– request for a Conditional Use Permit (CUP) for an addition to an Accessory Dwelling Unit exceeding the maximum height of 15 feet for an accessory structure under Section §550-83C

Andrew Beyer presented the request for a CUP to exceed the maximum height of 15 feet for an accessory structure for 861 West Street.

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

G. Review and take action: N8305 Hustisford Road Extraterritorial Certified Survey Map (CSM) Review

Andrew Beyer presented the request for a CSM for N8305 Hustisford Road to the commission.

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

H. Review and take action: 510 Cole Street Certified Survey Map (CSM) Review

Andrew Beyer presented the request for a CSM for 510 Cole St. to the commission.

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

I. Review and take action: 510 Cole Street Site Plan Review for vestibule addition with an accessible elevator/lift

Andrew Beyer presented the Site plan for 510 Cole Street.

Motion to approve was made by Levi, seconded by Blanke and passed on a unanimous voice vote.

J. Review and take action: Edge Field Subdivision Sidewalk

Andrew Beyer presented the request from the developer to have sidewalks on only one side of the street in the proposed Edge Field Subdivision. David Werning was present to discuss the request as well.

The commission had an extensive discussion on the development and the adjacent development and the positives and negatives of requiring sidewalk on both sides of the streets.

Motion was made by Blanke to allow the developer to install sidewalk on one side of the street in the Edge Field subdivision as requested by the developer second by Stocks. Motion failed 2-2 with Blanke and Stocks voting in favor, Lampe and Levi voting against and Beyer abstaining.

K. Review and take possible action: Partial Dedication of Public Improvements for Rock River Ridge Phase I Subdivision

Andrew Beyer presented the request for the partial dedication for the partial dedication allowing only the binder coat be put down on the roads during construction and the final coat be put down after construction is completed.

Motion to approve concept support of a partial dedication for the Rock River Ridge Phase 1 subdivision was made by Levi, seconded by Blanke and passed on a unanimous roll call vote with Beyer abstaining.

All materials discussed at this meeting can be found at:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/5732253/June_9_2025_Plan_Commission_Meeting_Packet.pdf

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke