

PLAN COMMISSION

MINUTES

March 23, 2026

The Plan Commission met at 4:30p.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: Kris Behling of Tommy's Express, Corey Anderson of General Engineering Company, and Sonja Kruesel of Vandewalle & Associates

1. Call to order (4:33pm)

2. Approval of Minutes

A. Site Plan Review minutes dated March 9, 2026

B. Plan Commission minutes dated March 9, 2026

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

3. Business

A. Public hearing: 1727 S. Church Street– request for a Conditional Use Permit (CUP) for In-vehicle sales or service for a carwash under Section §550-33B(2)(f)

No Public Comment

B. Review and take action: 1727 S. Church Street– request for a Conditional Use Permit (CUP) for In-vehicle sales or service for a carwash under Section §550-33B(2)(f)

Brian Zirbes presented the request for the CUP for 1727 S. Church Street and outlined the conditions and exemptions associated with the property. Lampe expressed concern that with the hotel being aware of the project due to management turnover and stressed the importance of being a good neighbor to Best Western given their investment in the hotel in recent years. Blanke and Levi has questions about traffic flow and the easements associated with the traffic flow. Staff recommends approval with the conditions that the city Waive Design Standard Sections § 550-150C(4), 550-150C(5), & 550-150C(7) of the Community Entry Corridor Overlay Zoning District.

Motion to approve with the conditions/waivers recommend by staff was made by Krueger, seconded by Kneser and passed on a unanimous voice vote.

C. Review and take action: 510 S. Second Street Certified Survey Map (CSM)

Brian Zirbes presented the request for the CSM for 510 S. Second Street to combine 3 parcels into one.

Motion to approve the CSM was made by Kneser, seconded by Lampe and passed on a 6-1 roll call vote with Blanke opposed.

D. Review and take possible action: 1514 Oconomowoc Avenue Lease Agreement

Andrew Beyer presented the request from a citizen to enter into a lease agreement to use this parcel for gardening. The tenant would then maintain the parcel in place of city staff. If approved the lease would next go to Finance for review.

Motion to approve was made by Blanke, seconded by Lampe and passed on a 6-0 voice vote with Beyer abstaining.

E. Zoning Code Update: Review and Discuss Parking Standards - Vandewalle

Sonja Kruesel of Vandewalle & Associates was in attendance to present the next section of the zoning code update – Parking Standards. She outlined the overall ability to reduce the parking requirements. The two primary areas of focus were residential and commercial. She went on to outline the possibility to include parking maximums in the code. Krueger was appreciative of the changes to minimums but expressed his skepticism of maximums. Alder Blanke, Mayor Stocks, and Lampe also expressed concerns with parking maximums. Blanke also expressed his concerns with requiring bicycle parking and that it

should be encouraged but not required. Lampe asked a question on the landscaping requirements for large parking lots to avoid large areas of asphalt and Zirbes mentioned that this is something that is in the city code.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/e34ed360-f57f-47c9-94a3-c91a8bcb434d/March-23%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Blanke and seconded by Lampe and passed on a unanimous voice vote.
(5:19pm)

Respectfully Submitted,

Alderman Brad Blanke