



# PLAN COMMISSION

Wednesday, September 13, 2023 – 6:30 PM

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

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## 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 Ketter  
Commissioner Hopkins  
Town Board Rep. Christianson

### ABSENT

Commissioner Dorow

### STAFF

Administrator Wisnefske  
Planner Jaworski  
Code Administrator Kussow

### PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Re-zoning Application submitted by Carow Land Surveying on behalf of John & Barbara Kulogo to re-zone approximately 3.2 acres +/- of Tax ID #006-0420 (3438/3442 County Rd II) adjacent to County Rd II from the A-2 (General Agriculture District) to the R-1 (Rural Residential District).

**NO PUBLIC COMMENTS - HEARING CLOSED AT 6:32 PM**

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday August 9, 2023 Plan Commission Meeting

### MOTION

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the minutes of the Wednesday, August 9, 2023 Plan Commission Meeting.

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

**Motion carried 6-0.**

- B. Approval of the Minutes of the Wednesday August 23, 2023 Plan Commission Meeting

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the minutes of the Wednesday, August 23, 2023 Plan Commission Meeting.

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

**Motion carried 6-0.**

**OPEN FORUM – Public comments addressed to the Plan Commission - NONE**

**CORRESPONDENCE**

- A. Distribution of the August 2023 Building Inspection Report
- B. Distribution of the article "How to Grow Your Home"

**BUSINESS**

- A. Review/Recommendation: Plan Commission review & recommendation on Resolution 2023-006 for a Re-zoning Application submitted by Carow Land Surveying on behalf of John & Barbara Kulogo to re-zone approximately 3.2 acres +/- of Tax ID #006-0420 (3438/3442 County Rd II) adjacent to County Rd II from the A-2 (General Agriculture District) to the R-1 (Rural Residential District).

**MOTION**

Motion made by Commissioner Haskell, **Seconded** by Commissioner Ketter to approve Resolution 2023-006 Recommending the Re-Zoning of Properties from the A-2 (General Agriculture District) to the R-1 (Rural Residential District) with all Staff Recommendations & Conditions.

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

**Motion carried 6-0.**

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Carow Land Surveying on behalf of John & Barbara Kulogo for approval of a CSM dividing Tax ID #006-0420 (3438/3442 County Rd II) and Tax ID #006-0420-01 (3464 County Rd II) into four (4) lots.

**MOTION**

**Motion made** by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the CSM dividing Tax ID #006-0565 as presented.

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

**Motion carried 6-0.**

- C. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by RJ Albright, Inc. on behalf of Nikodem

Revocable Trust for a 4,200 sq ft addition to the existing principal building and parking/pavement additions on Tax ID #006-1777-01 (2770 Towne Ct).

**AGENDA ITEM POSTPONED UNTIL THE LANDSCAPING PLAN IS IN COMPLIANCE WITH TOWN ORDINANCE**

- D. Review/Discussion: Plan Commission review & discussion on allowing more than one principal building on a parcel of land & other Code Amendments.

**DISCUSSION ITEM ONLY - NO ACTION TAKEN**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Oct 11; Nov 8; Dec 13
- B. Town Board (6:30 pm start unless otherwise noted) - Sept 20; Oct 4 & 18; Nov 1 & 15

**ADJOURNMENT**

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:26 pm.

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

**Motion carried 6-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk