



PLAN COMMISSION

Wednesday, March 11, 2026 – 6:30 PM

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

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 Haase
Town Board Rep. Christianson

EXCUSED

Commissioner Ketter

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Rezoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Paul Shoberg, 8736 Pioneer Rd, Larsen - history of property and why CSM is being proposed

PUBLIC HEARING CLOSED AT 6:33 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, February 11, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, February 11, 2026 Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson

Motion carried 5-0.

OPEN FORUM – Public comments addressed to the Plan Commission – NONE RECEIVED

CORRESPONDENCE

- A. Distribution of the February 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of Paul Shoberg with Resolution 2026-003.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson

Motion carried 5-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of Paul Shoberg to reconfigure portions of Tax ID #006-0440-03 (8706 Pioneer Rd); Tax ID #006-0440-04 (8736 Pioneer Rd); & Tax ID #006-0440-05.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase, **Amendment** by Commissioner Haskell adding the Right to Farm Language, **Accepted** by Commissioner Haase to recommend approval of the CSM application submitted by Chris Perreault on behalf of Paul Shoberg with the following conditions:

1. Update the subheadings of the survey to include the lands described in Document Number 1704148, including such language in the Surveyor's Certificate as well.
2. Revise language in the Surveyor's Certificate relative to the area between the monumented property boundary and the stream meander line.
3. Prior to signature on original CSM, owner shall coordinate site visit with Town staff to verify outbuilding shed does not qualify as a dwelling under applicable ordinances and codes.
4. Regarding the dual private accesses on Proposed Lot 1: Require vegetation management surrounding the private accesses on Proposed Lot 1 to increase

vision clearance triangles in lieu of abandoning one access.

5. Addition of Right to Farm language to the CSM.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Apr 8; May 13; Jun 10
- B. Town Board (6:30 pm start unless otherwise noted) - Mar 18; Apr 1 & 15; May 6 & 20

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:00 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson

Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk