



## PLAN COMMISSION MEETING AGENDA

July 01, 2026 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

---

### CALL TO ORDER AND ROLL CALL

### CONFIRMATION OF OPEN MEETING

### CONSENT AGENDA

1. Adoption of Agenda
2. Minutes to be adopted:  
February 4, 2026

### NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

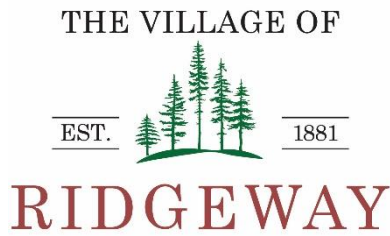
3. Meadowlark Organics-possible development

### ADJOURNMENT

*Any person(s) with a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the Village Clerk at the address listed above or call 608-924-5881, prior to the meeting so that any necessary arrangements can be made to accommodate each request.*

*AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Ridgeway Community Center, on the Village Web Site and notifications sent to subscribers.*

*/s/ Lori Phelan, Clerk/Treasurer*



## PLAN COMMISSION MEETING MINUTES

February 04, 2026 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

---

### CALL TO ORDER AND ROLL CALL

Meeting called to order by Chair Butler at 6:30 pm.

PRESENT: Chair Bradley Butler, Commissioner, Andrew Phelan, Commissioner Kevin Zeier, Lamont Larkins-Director of Public Works, Lori Phelan-Clerk/Treasurer. Absent: Commissioner Rick Short, Trustee Kayla Goebel.

### CONFIRMATION OF OPEN MEETING

Phelan confirmed this was a properly noticed meeting being posted on January 30, 2026 at the Ridgeway Community Center and on the Village website.

### CONSENT AGENDA

Motion by **Phelan**, seconded by **Zeier** to approve the consent agenda as presented. Motion carried.

1. Minutes to be adopted:  
October 1, 2025

### NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

1. Larry and Peggy Monson - Zoning Change Request

Discussion regarding the rezoning was held. Monson inquired as to whether the house could be rebuilt if there were a fire or other natural disaster and it was zoned Business Highway. They will check with the building inspector and report back. The Commission will review the Comprehensive Plan to ensure the proposed change meets that plan.

Motion by **Phelan** to table until the March 4th meeting. seconded by **Zeier**. Motion carried.

2. Driveway 104 E Well Street

Motion by **Larkins**, seconded by **Zeier** to present to the board that after attorney discussions the street cannot be vacated. Will continue as is except the Village will maintain 193 +/- feet of gravel from Well Street north towards the Rose and Simms properties. Motion carried.

### ADJOURNMENT

Motion by **Zeier** to adjourn at 7:19 pm, seconded by **Phelan**. Motion carried.

**Re: Subdivision planning**

1 message

**Halee and John Wepking - Meadowlark Organics** <meadowlarkorganics@gmail.com>

Mon, Jun 8, 2026 at 10:44 AM

To: clerk@ridgewaywi.gov

Cc: Bradley Butler &lt;president@ridgewaywi.gov&gt;, Marj Riniker &lt;admins@ridgewaywi.gov&gt;

Hi Lori,

I would love an opportunity to speak at the Plan Commission meeting on July 1st. We are at an early conceptual stage in our design work, and are most interested in declaring our intentions and goals, so that we can move forward in a way that is in the best interests of the community as well as fulfilling our goals as farmer/landowners. That said, I don't have any formal plans or designs, but I have attached some maps that we can reference in a discussion. In the meantime, please let me know if there are any questions you have for me, or if there are any specific questions I can be prepared to answer at the meeting.

Best,  
John Wepking

On Tue, Jun 2, 2026 at 2:30 PM Lori Phelan &lt;clerk@ridgewaywi.gov&gt; wrote:

Hi John and Halee,

I have been out of the office and am now catching up on emails.

You are correct; this needs to be presented to the Plan Commission for discussion. We can hold a Plan Commission meeting on July 1st where you can present your thoughts to the Commission. If you have drafted any designs or plans, please share them. I can include them in the meeting packet. Would July 1st work for you, allowing you time to prepare a presentation?

Thank you,

**Lori Phelan***Clerk/Treasurer*[208 Jarvis St., Suite A, Ridgeway, WI 53582](#)[www.ridgewaywi.gov](http://www.ridgewaywi.gov)

Office Phone: 608-924-5881

Cell Phone: 608-574-1797

Office Hours: M-Th 8a-4:30p, Fri 8-Noon

THE VILLAGE OF

**RIDGEWAY****Upcoming 2026 Elections****08/11/26- Partisan Primary Election****11/03/26- Partisan General Election**

On Tue, Jun 2, 2026 at 12:37 PM Marj Riniker &lt;admins@ridgewaywi.gov&gt; wrote:

I am sorry I didn't respond - I had passed it on, but realize now I never got back to you on the process.

I have included the Clerk on this response, and she will reach out to you regarding next steps.

On Tue, Jun 2, 2026 at 12:28 PM Halee and John Wepking - Meadowlark Organics <[meadowlarkorganics@gmail.com](mailto:meadowlarkorganics@gmail.com)> wrote:  
Hi again. If there's a better contact at the village for this, or if there's are board members you'd recommend I reach out to, please let me know. Item 3.

Best,  
John

Meadowlark Organics  
Farmer-owned whole grains and stoneground flour  
[www.meadowlarkorganics.com](http://www.meadowlarkorganics.com)

[3630 Ridgevue Road](#)  
[Ridgeway, WI 53582](#)

Read about our story at [Patagonia](#)  
Learn about Paul, John and Halee's plan for transition on [Civil Eats](#)

John: 608-636-6795  
Halee: 608-636-6794

On Fri, May 22, 2026 at 4:15 PM Halee and John Wepking - Meadowlark Organics <[meadowlarkorganics@gmail.com](mailto:meadowlarkorganics@gmail.com)> wrote:  
Hi All,

My wife and I own Bickford Farms and I have attended a few public meetings. We are looking into partnering with a local developer on a residential subdivision adjacent to the village owned land that is behind the Cardinal Way subdivision. We are thinking of doing an agricultural/conservation subdivision that would set aside some of the land as common space and some as working farmland.

We are also thinking about pursuing this on land that is just outside but next to the village on the south side of the highway, in the semi-wooded valley to the east of county H, just on your left when you go south out of town, and before you get to Rock road and what was Bruce Pauls old farm buildings that were annexed into the village recently. That valley is impractical for rotational grazing, and we don't have a realistic path to managing it productively and sustainably as farmland.

We would like to pursue this in partnership with the village owned land, and would like to do what is best for the growth and character of the community. Who would be best to speak with about this process? I'm guessing members of the plan commission to start, but I wanted to check and be sure I'm on the right path.

Best,  
John Wepking

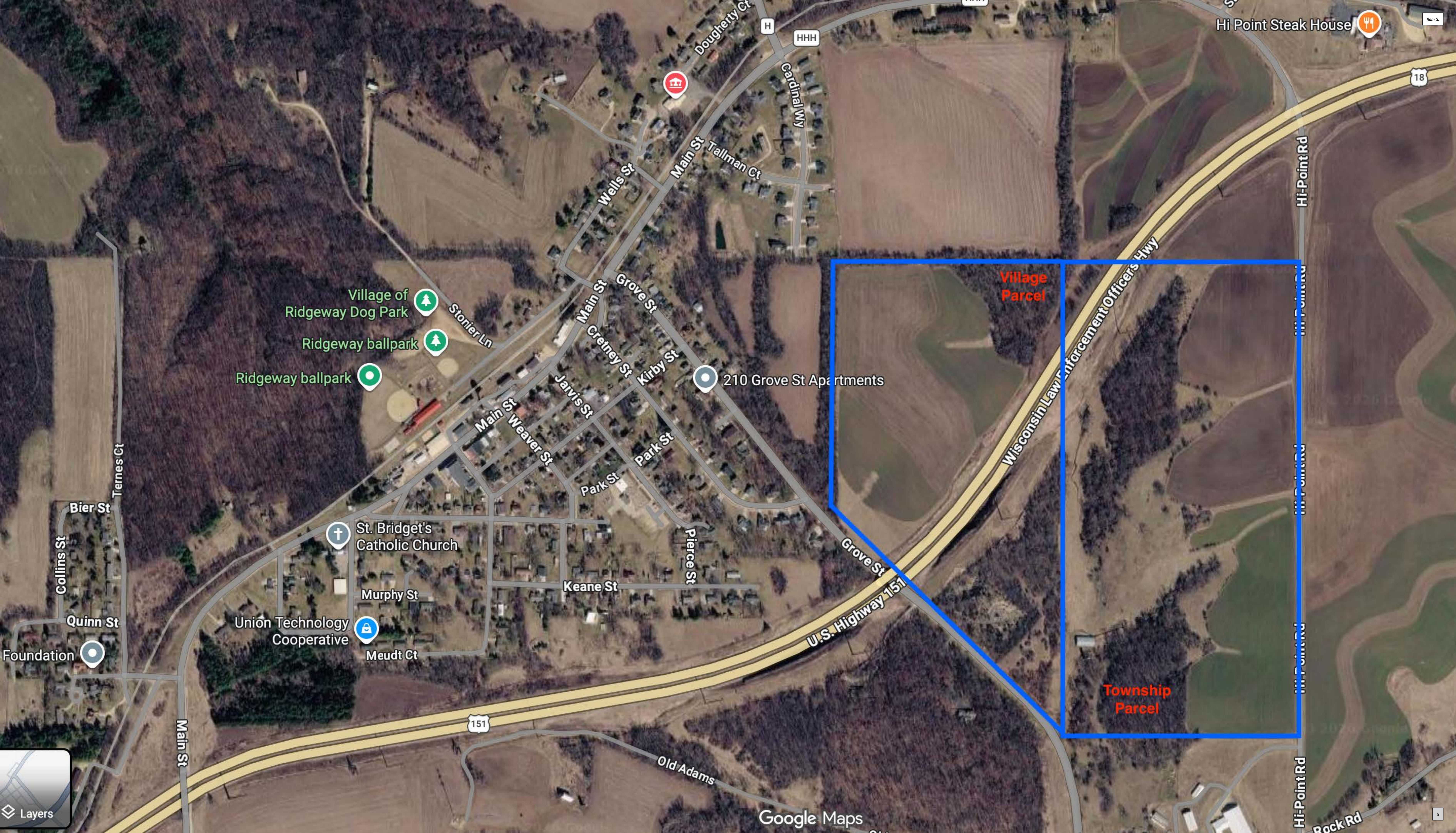
Meadowlark Organics  
Farmer-owned whole grains and stoneground flour  
[www.meadowlarkorganics.com](http://www.meadowlarkorganics.com)

[3630 Ridgevue Road](#)  
[Ridgeway, WI 53582](#)

Read about our story at [Patagonia](#)  
Learn about Paul, John and Halee's plan for transition on [Civil Eats](#)

John: 608-636-6795  
Halee: 608-636-6794

--  
*Marj Riniker*  
*Village of Ridgeway*  
*Admin Services/Deputy Clerk*  
608-924-5881



Village of  
Ridgeway Dog Park  
Ridgeway ballpark  
Ridgeway ballpark

210 Grove St Apartments

Village  
Parcel

Township  
Parcel

St. Bridget's  
Catholic Church

Union Technology  
Cooperative



Existing Village Owned Land

Hilltop Subdivision

210 Grove St Apartments

Wisconsin Law Enforcement Officers Hwy

Hi-Point Rd

Hi-Point Rd

Hi-Point Rd

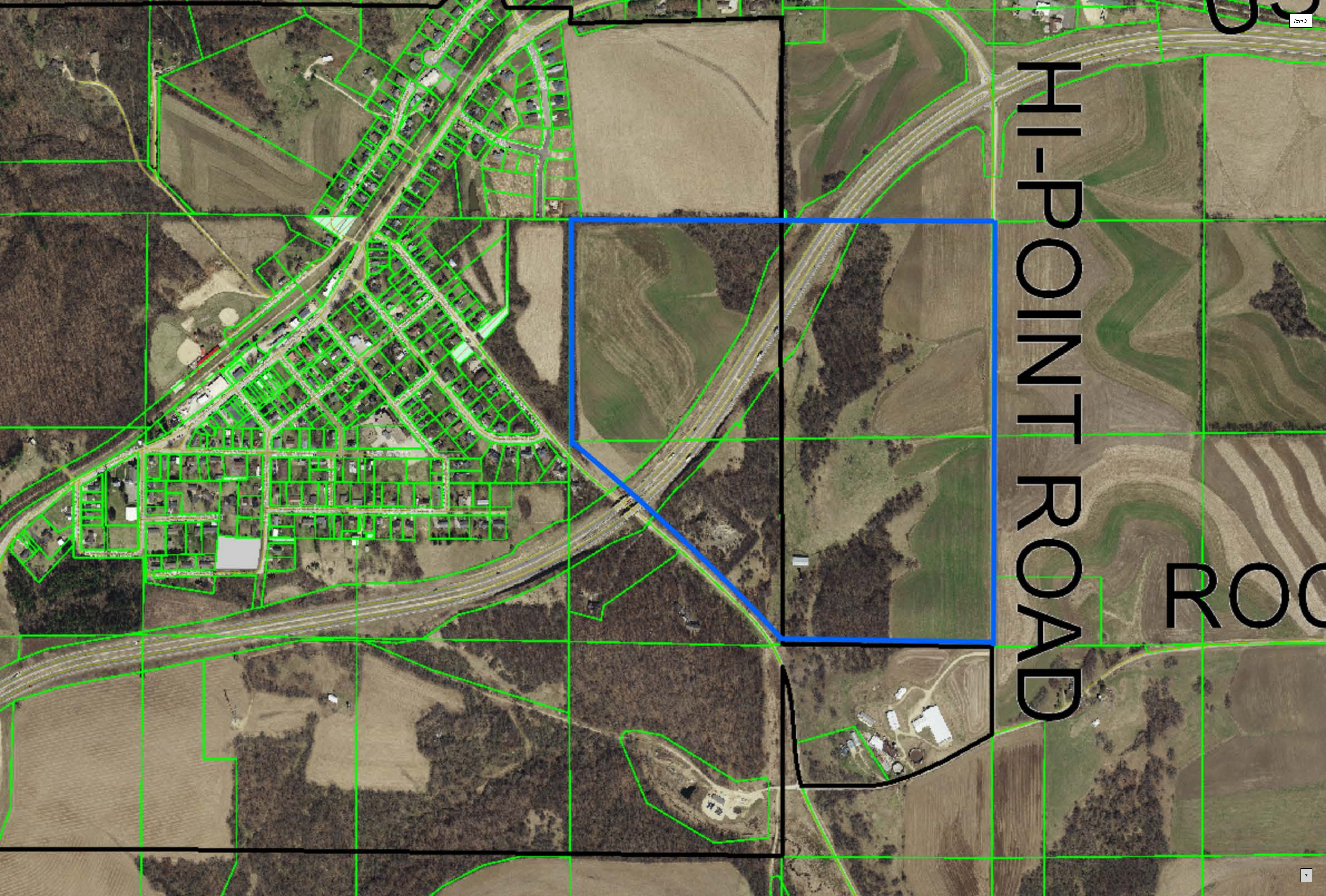
Hi-Point Rd

Old Quarry

Valley Subdivision

Existing Driveway and Electric Service

Google Maps



HI-POINT ROAD

ROO