

Plan Commission Minutes June 17, 2025, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Austen Conrad, Karen Pominville, Chris Reynolds

Members Absent: Scott Peters, Eric Johnson (excused)

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Brassington called the meeting to order at 7:02 P.M.

2. PUBLIC APPEARANCES.

There were no public appearances during this section.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the May 20, 2025, meeting.

Brassington motioned to approve the minutes of the May 20, 2025, Plan Commission meeting. Conrad seconded the motion. Motion passed 5-0.

4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD – Planned Development District – General Plan Approved. Rezoning requested by Lakestone Properties.

Bremer provided a summary of the Applicant's changes to the General Plan Development following the May 20, 2025 Plan Commission meeting. Bremer's comments discussed the traffic impact analysis study, comments received from Dane County, and the Village Engineer and Fire Chief's letters. Lee Gibbs, Traffic Engineer consultant, was present to provide additional comments on the traffic impact analysis. Bremer stated that several of the details discussed in the letter are to be included within the Detailed Plan when submitted. Bremer explained potential next steps if the project moved forward and if no future action was taken by the Applicant the zoning would revert back to A-1 per the terms within Ordinance 2025-07. Brett Reimen and Brian Spanos, Lakestone Properties and Applicant, were present and provided additional comments.

The Commission discussed owner-occupied uses of the duplex properties and possible next steps.

Brassington motioned to recommend to the Village Board approval of Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD – Planned Development District - General Plan Approved with the following conditions of approval:

1. The applicant to provide at least one phase of the PD Detailed Plan within one (1) year after adoption of this ordinance, or submit a request for extension. Failure to complete either will result in rescinding the PD zoning back to A-1 Agricultural Transition District.
2. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
3. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.

Fessler seconded the motion. Motion passed 5-0.

- b. Discussion and action to make a recommendation to the Village Board regarding Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Bremer provided a summary on the agenda item discussing the conditions of approval within the motion. The Commission did not have additional comments or concerns.

Fessler motioned, to recommend to the Village Board to approve Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911, conditioned on the following:

1. Lakestone to include a note on the Final Plat noting the grading and development restrictions in the 75' wetland setback area.
2. Lakestone shall have 24 months after the date of approval of the Preliminary Plat to file the Final Flat for review and approval by the Village Board, otherwise the Preliminary Plat will be considered void unless an extension is requested in writing and granted by the Village prior to the 24 month termination date.
3. The applicant to address the Village Fire Chief's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.
4. The applicant to address the Village Engineer's comments included in the letter dated June 12, 2025 as part of the Planned Development Detailed Plan or Final Plat as applicable.

5. Concurrent with the Final Plat, review and approval of a development agreement between Lakestone and the Village.

Brassington seconded the motion. Motion passed 5-0.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 15, 2025, at 7:00PM

6. ADJOURNMENT.

Conrad motioned to adjourn. Fessler seconded the motion. Motion passed 5-0. Meeting adjourned at 7:29 PM.