

Plan Commission Minutes September 16, 2025, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Austen Conrad, Karen Pominville, Scott Peters, Eric Johnson, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Brassington called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

There were no public appearances in the room or via zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the August 19, 2025, meeting.

Brassington motioned to approve the minutes of the August 19, 2025, Plan Commission meeting. Pominville seconded the motion. Motion passed 6-0-1, with Reynolds abstaining.

4. PUBLIC HEARING.

- a. Public hearing on a Final Plat for Sperle Corners submitted by Lakestone Properties for a 147-unit residential subdivision located at parcel 0610-024-9691-1.

Brassington opened the public hearing at 7:17 PM. Thao provided a summary of the agenda item and details needed for approval by the October Plan Commission meeting. Bremer provided additional comments on the Final Plat, a summary of the Department Head's letters, land dedication, park improvements, road widths, and on-street parking. The Commission discussed some clarifying details of the changes from the preliminary plat to the final plat, however substantially stayed the same.

Denny Behr, 6041 Rebecca Way, appeared via Zoom and asked about the site's erosion control plan in relationship to the existing adjacent properties and Skaalen Village (west). Bremer commented on the Applicant's submitted erosion control plan and its function, adding that this is also reviewed by the Village Engineer to meet Village code.

Brassington closed the public hearing at 7:22 PM.

- b. Public hearing on Plan Commission Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase I Development on Lot 18 of the Sperle Corners Plat for purposing of constructing a 40-unit apartment building.

Brassington opened the public hearing at 7:23 PM. Thao provided a summary on the agenda item, discussing the proposed floor plan, room design, and building footprint. Brian Spanos, Lakestone Properties and Applicant, provided additional details on the building's features while comparing this building to previously completed projects. Matt Tills, Knothe & Bruce and Project Architect, commented on the building materials and design. The Committee discussed rental unit costs and schedule of Phase II.

Behr spoke again about the building's solution to stormwater runoff into the underground areas of the building. Spanos commented on soil testings of the site, adjustments made, and water pumps for the whole building.

Brassington closed the public hearing at 7:42 PM.

5. BUSINESS.

- a. Discussion and recommendation to the Village Board to approve a contract with Baker Tilly to update the Village's Park Impact Fee Study.

Bremer's summary included previous Commission discussions related to the topic, other committee/commission discussions, and activities related to the previous park impact fee study. The Commission discussed the topics in Bremer's summary, comparisons to other Dane County communities, and how the impact fees are related to the Village's Comprehensive Outdoor Recreation Plan and subdivision parkland dedication ordinance. Bremer provided feedback on the Commission's questions and comments.

Brassington motioned to recommend to the Village Board approval of a contract with Baker Tilly to update the Village's Park Impact Fee Study. Peters seconded the motion. Motion passed 7-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, October 21, 2025, at 6:00PM, Joint Meeting with the Community Development Authority
- b. Tuesday, October 21, 2025, at 7:00PM

7. ADJOURNMENT.

Conrad motioned to adjourn. Reynolds seconded the motion. Motion passed 7-0. Meeting adjourned at 8:10 PM.