

## **Plan Commission Minutes October 21, 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 7:04 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 September 16, 2025, Plan Commission meeting.

Brassington motioned to approve the minutes of the September 16, 2025, Plan Commission meeting. Peters seconded the motion. Motion passed 7-0.

4. BUSINESS.

- a. Discussion and recommendation to the Village Board to approve a Final Plat for Sperle Corners, including associated Street and Utility Plan, Stormwater Management Plan, and Development Agreement, submitted by Lakestone Properties for a 147-unit residential subdivision located at parcel 0610-024-9691-1.

Bremer provided summary on the item, discussing the applicant's changes made to the final plat. Changes that included public water utility connections, on-street parking restrictions, fire apparatus access, and completion of comments from Fire Chief and Village Engineer's letters.

Ryan Quam, with Quam Engineering and Brett Reimen, with Lake Stone Properties, were present to provide the Commission additional points of clarification on the updates to the Final Plat including unit types and sizes. The Commission discussed details about the building types, price points, and room composition with the applicant.

Brassington motioned to recommend to the Village Board approval of a Final Plat for Sperle Corners, including associated Street and Utility Plan, Stormwater Management Plan, and Development Agreement with the following conditions of approval:

1. Applicant to submit final revised plans for acceptance by the Fire Chief to address those comments raised in the Fire Chief staff report dated September 5, 2025.
2. Applicant to submit final revised plans for acceptance by the Village Engineer to address those comments raised in the Village Engineer's staff report dated September 8, 2025, including adding a water lateral to the front property line of Outlot 2 for future public park use.
3. Applicant to submit final revised plans for acceptance by the Village Engineer removing the proposed water main on Lot 18 and constructing a public water main along the Elvehjem Road right-of-way to CTH AB to serve proposed buildings on Lot 18.
4. Applicant to provide final exhibits for the Development Agreement for review and acceptance by the Village Engineer, Community & Economic Development Director, and Village Attorney prior to the recording.

Conrad seconded the motion. Motion carried 7-0.

Reimen asked for clarification on water main extension out to CTH AB to occur in Phase 1 or timed with future phases. Bremer stated it could be phased, depending on roadway reconstruction schedules and future growth, per the terms of the development agreement.

- b. Discussion and recommendation 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.

Bremer provided summary of Phase 1 Development on Lot 18, site design, and future detailed plan approvals.

Brassington motioned to approve Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase I Development on Lot 18 of the Sperle Corners Plat for construction of a 40-unit apartment with the following conditions of approval:

1. Village Board approval of the Sperle Corners Final Plat.
2. Applicant to submit final revised plans for acceptance by the Fire Chief to address those comments raised in the Fire Chief staff report dated September 5, 2025.
3. Applicant to submit final revised plans for acceptance by the Village Engineer to address those comments raised in the Village Engineer's staff report dated September 8, 2025.
4. Applicant to submit final revised plans for acceptance by the Village Engineer removing the proposed private water main on Lot 18 and constructing a public

water main along Elvehjem Road right-of-way to CTH AB to serve proposed buildings on Lot 18.

Peters seconded the motion. Motion passed 7-0.

- c. Discussion and action to make a recommendation to the Village Board regarding renewal of a contract with General Engineering Company for building inspection services.

Bremer provided summary of the previous contract extension, pricing, and permit application pricing. Bremer commented on the benefits of GEC to the Village regarding coverage and quality of work. Johnson praised the Building Inspector and his contribution to the Village. Reynolds commented on the retention of building permits and property documents and records. Bremer reviewed the history of the contracted hourly expenses and proposed hourly rates within the new contract. Fessler commented on the contract and benefits of using a consultant vs. the cost, including benefits, of providing this service with in-house staff. Bremer provided responses to the comments from the Commission.

Brassington motioned to recommend to the Village Board renewal of a contract with General Engineering Company for building inspection services as provided in the packet. Johnson seconded the motion. Motion passed 7-0.

5. SCHEDULE NEXT MEETING DATE.
  - a. Tuesday, November 18, 2025, at 7:00PM

6. ADJOURNMENT.

Conrad motioned to adjourn. Johnson seconded the motion. Motion passed 7-0. Meeting adjourned at 7:44 PM.