

**In attendance:**

Mayor S. Bierce, J. Endl, D. Kiser, D. Linsmeier, A. Schoenemann, and S. Sullivan.

**Also in attendance:**

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes

2.1 August 21, 2025

2.2 September 18, 2025

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the August 21<sup>st</sup>, 2025 and September 18<sup>th</sup>, 2025 Plan Commission meeting minutes.** Motion Passed: 6-For, 0-Against.

3. Items for Discussion and Action

3.1 Discussion and Action Regarding the Site and Building Plans for Samuel and Megan Steiner for the Purpose of Constructing a Detached Garage and Detached 5,400 Square Foot Accessory Structure Upon Property Located at N43 W23700 Fieldstone Road (PWC 0870998004)

Mr. Fuchs stated the applicant was constructing a new single-family home on the property and was requesting a detached garage connected to the house by a roof structure, and a 5,400 square foot accessory building to be utilized for the agricultural use on the property. He noted that due to the square footage of the accessory building, it required Plan Commission approval and he recommended approval.

Rob Miller with Rob Miller Homes stated the garage would be in-kind with the home, but the outbuilding would not be similar. It was planned to be metal with cedar post wraps and a metal roof. Mr. Fuchs noted that the Plan Commission did approve a metal accessory building back in 2022 and felt the agricultural use was a consideration as to why the metal building was acceptable.

Chairman Bierce was concerned about a rusty building when others were spending millions of dollars on homes in the area. Mr. Miller stated they would build something that was a long-term investment and his clients did not want to look at a rusty building either. He felt the accessory structure complimented the home.

**A motion was made and seconded (D. Kiser, S. Sullivan) to approve the Site and Building Plans for Samuel and Megan Steiner.** Motion Passed: 6-For, 0-Against.

3.2 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit to Allow for the Construction of a New Boathouse Upon Property Located at N27 W27074 Woodland Drive as Requested by Brian and Beth Bautz (PWC 0933119)

Mr. Fuchs stated the proposed boathouse was about 294 square feet and 15 feet in height with fiber cement siding. He stated staff was recommending approval but noted a portion was encroaching into the floodplain so there was a condition that the homeowners would have to comply with section 207-13B of the City's Floodplain Zoning Ordinance as to how the boathouse needed to be constructed.

Mr. Bautz noted that his home was approximately 12 feet from his neighbors' houses on either side. He stated they were in need of boat storage, and the boathouse would be a shell of a building to put things in.

Chairman Bierce referred to the right elevation and noted it included some windows, but he stated the left elevation was just walls. Mr. Bautz stated they spoke with the neighbors, and the neighbors preferred taller trees for screening.

Kate Marlin (N26 W27066 Prospect Avenue) stated her parents live next door to the subject property but were unable to attend the meeting. She stated she had some concerns about the boathouse. She stated the City's ordinance requires that boathouses be designed in order to minimize the impact to adjacent properties. She felt the applicant had not minimized the impacts, as there were no alternate design analyses, and no transparency east or west, so there would be no way to determine if the impact to the adjacent properties was mitigated or evaluated. Ms. Marlin felt the boathouse would create a substantial visual obstruction and felt it was more of a shoreline outbuilding rather than an accessory water-dependent structure. Ms. Marlin felt the combined width, height, enclosure, roof form, and shoreline placement all created a masking of the shoreline.

Chairman Bierce felt the City had approved other boathouses substantially larger than this one, and he did not know how we could say no to this one. Ms. Marlin did not believe that meant they should continue to approve the boathouses just because others were approved in the past.

**A motion was made and seconded (A. Schoenemann, D. Linsmeier) to recommend approval of the Conditional Use Permit for a boathouse for Brian and Beth Bautz.** Motion Passed: 6-For, 0-Against.

3.3 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit to Allow for an Animal Sanctuary Upon Property Located at N47 W26699 Lynndale Road as Requested by Cold Noses Sanctuary (PWC 0882999001)

Mr. Fuchs stated the proposal was for an animal sanctuary and hobby farm use to include dogs, cats, horses, goats, and donkeys. The animals could potentially be adopted or live the rest of their lives on the farm. There are also plans to host fundraising events, field trips, and educational programs. Mr. Fuchs noted that there were quite a few conditions listed in the staff report, specifically related to the quantity of animals allowed, the capacity of events, and conditions related to the current buildings on the property. Mr. Fuchs recommended approval subject to the staff conditions.

Thalia Haseotes, President of Cold Noses Sanctuary, noted it was a non-profit, so they do fundraise, but she would be making a substantial donation herself.

Commissioner Schoenemann questioned the quantity of animals. Mr. Fuchs stated the City's ordinance speaks to horses but not much else, so it was a matter of going off of conversations with the applicant. If they decide to increase the number of animals, they can come back to the Plan Commission to amend the Conditional Use Permit to request additional animals. Ms. Haseotes added that the point of a sanctuary was to not jam in as many animals as possible and the point was for the animals to have quite a bit of space and be comfortable and peaceful.

Ms. Haseotes referred to the waste and stated the dog and cat waste would be collected every day in bags and kept in a dumpster that would be picked up every week. For the horses, donkeys, and goats there would be a manure pit and would be picked up depending on how many animals they had.

Ms. Haseotes pointed out that all of the animals would have special needs with impairments that would make it difficult for them to be outside or be adopted easily.

Kent Rice (W272 N4791 Yench Road) stated he lives adjacent to the pasture and he felt the former owner of the property would be thrilled with this application for his property. Mr. Rice stated he would be happy to help out.

**A motion was made and seconded (D. Kiser, D. Linsmeier) to recommend approval of the Conditional Use Permit for Cold Noses Sanctuary with the staff recommendations listed in the staff report.** Motion Passed: 6-For, 0-Against.

- 3.4 Discussion and Action Regarding the Site and Building Plans for Border States for the Purpose of Locating an Eight-Foot Tall Fence With Barbed Wire Upon Property Located at W227 N2837 Duplainville Road (PWC 0914973)

Mr. Fuchs stated the applicant was looking to enclose a portion of the property with an eight foot tall chain link fence with three strands of barbed wire on top. The fence would be internal to the site and views would be limited, but there is a single-family residential property that abuts this, so there is a condition to add a few evergreen plantings to help screen from the house.

Chairman Bierce did not like the idea of installing barbed wire fences in the City, but he did not believe anyone would be bothered by it other than the residential property that abuts this. He suggested plantings be added to cover up the fence from the neighbor's view on the east side and should be wrapped around to where the other fence starts.

**A motion was made and seconded (D. Kiser, S. Sullivan) to concur with staff recommendations and approve the Site and Building Plans for Border States, with staff approving the landscaping plan.** Motion Passed: 6-For, 0-Against.

- 3.5 Discussion and Action Regarding the Site and Building Plans for American Transmission Company for the Purpose of Locating Two Chiller Plants and Mechanical Equipment Adjacent to the Southwest Corner of the Building Located at W234 N2000 Ridgeview Parkway Court (PWC 0953983)

Mr. Fuchs stated the application included the mechanical equipment, generator, dry cooler, and chiller plants. They have also included a 20 foot security light and a 16 foot tall mesh security fence surrounding the equipment. Mr. Fuchs noted that the Zoning Board of Appeals approved a variance for the property for the 45 foot setback in the M-4 District with a reduction to 27 feet. Mr. Fuchs recommended approval.

Commissioner Kiser stated the decibels needed to be 60 at the property line, according to the City's code. Mr. Fuchs noted the 72 and 78 decibel levels listed on the plan were about 10 feet from the equipment, so it would be less than that at the property line.

**A motion was made and seconded (D. Kiser, S. Sullivan) to concur with the staff recommendations, and the 60 decibels at the property line, to approve the Site and Building Plans for American Transmission Company.** Motion Passed: 6-For, 0-Against.

3.6 Discussion and Action Regarding the Site and Building Plans for Terex for the Purpose of Installing Overhead Doors and an Overhead Lift Upon Property Located at N4 W22610 Bluemound Road (PWC 0963999016)

Mr. Fuchs stated the applicant was proposing to add overhead doors on the west and east elevations of the existing building and install an overhead crane behind the building. The crane would be approximately 35 to 40 feet in height. Mr. Fuchs recommended the chain link fenced be repaired, as there were a number of broken slats. In addition, the applicant will be submitting a revised landscape plan to enhance the landscaping with more than just the proposed arborvitaes. Mr. Fuchs referred to the yellow crane and stated the applicant would be willing to paint it a different color to help it blend in more.

The applicant mentioned that the crane would be slightly taller than the building. They currently unload their product inside the building, but they are not safe being on a semitrailer and they need more height to lift the product off the flatbed trailers.

The applicant stated they tried to put the crane as far away from Bluemound Road as they could, and they were concerned about the aesthetic from Eastmound Drive. Commissioner Kiser suggested the applicant expand their building and put the crane inside or cover it with a roof. He suggested covering it with a roof so it would look seamless to the outside and purposeful, instead of a structure in the back.

Mr. Fuchs added that the area on the north side was a separate property, so they would need to combine the two properties, but the applicant does not own it. A Certified Survey map would be required to combine the properties. Chairman Bierce felt the crane would look better in the new location.

**A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the overhead doors for Terex.** Motion Passed: 6-For, 0-Against.

4. Adjournment

**A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 6:58pm.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd,  
Deputy Clerk/  
Community Development Coordinator