

CITY OF GALESVILLE
PLAN COMMISSON MEETING

July 21, 2026

Mayor Tom Thatcher called the meeting to order at 6 p.m.

Members attending: Tom Thatcher, Lisa Bourget, Richard Sacia, Renee Brenengen, Beth Sveen, Keith Cook

Members absent: Diane Redsten

Others in attendance: Jack Zabrowski, Jennifer Hess, Mark Hoppe (Building Inspector)

Open meeting laws have been met by posting the agenda on the community board at City Hall, Galesville Public Library, website and distributed to all news media requesting notification in accordance with the open meeting laws on or before 4:00 p.m. on the day before the meeting.

- a) Approve Minutes of May 7, 2026 meeting. Motion by Renee Brenengen, seconded by Keith Cook. Ayes-6
Nays - 0
- b) Review and verification of existing and revised Zoning Map: Jennifer Hess obtained current maps from the county; Jennifer highlighted legend and asked that all review the map for updates that need done. Need the new map approved by Planning Commission to be presented to the City Council.
- c) Review and verification of existing and future Land Use maps. The Commission reviewed three draft maps as part of the Comprehensive Plan update, including the Existing Land Use Map and the Future Land Use Map. Discussion focused on updating the Existing Land Use Map using field verification, aerial imagery, and citizen input to improve accuracy. The Future Land Use Map was discussed as a long-term planning tool intended to guide future development decisions rather than serve as a regulatory zoning map. Members expressed concerns about the amount of land identified for future residential development (over 1,000 acres) and questioned whether existing public infrastructure, particularly water and sewer service, could support that level of growth. Challenges associated with extending utilities south of Highway 53 due to bedrock were also noted. The consensus was for Commission members to continue reviewing the maps. Jack will provide an aerial overlay to assist with the review. No action was taken.
- d) Act 173 Legislative Text. Jack Zabrowski provided an overview of Act 173, which was signed into law in April 2026, highlighting key provisions that could impact future land use planning and development. The legislation will not take effect until 2028. It was also noted that the City currently has a moratorium in place while the Comprehensive Plan update is being completed. No action was taken.
- e) Motion to adjourn at 6:55 p.m. by Renee Brenegenen second by Beth Sveen.

Next meeting will be August 18 at 6:15 pm.

Respectfully submitted: Lisa Bourget