

**AGENDA: PLANNING, ZONING, & ECONOMIC DEVELOPMENT COMMISSION**  
**425 Water Street, Lomira**  
**July 23, 2025 7pm**

Call Meeting to Order

Roll Call

Donald Luedtke  
Joey Jewell  
Jessica Loomans  
Tony Schraufnagel  
Richard Pribnow  
Peter Kuen  
Jim Koenigs

Appearances and Public Comment (limited to 2 minutes per person)

Consider the certified survey map and utility improvements on Richard Street as requested by Mosaic Development LLC, and make a recommendation to the Village Board

Adjourn

A quorum of the Village Board trustees may be present at this committee meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Village Board will be taken at this meeting.

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Posted 6/27/25 3pm Lomira Municipal Building, [www.villageoflomira.gov/agendas-minutes](http://www.villageoflomira.gov/agendas-minutes)

Jenna Rhein  
Village of Lomira Administrator-Clerk-Treasurer

PLANNING, ZONING, & ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES  
JULY 23, 2025

This meeting was called to order at 7pm by appointed Chair Joey Jewell, in absence of Chairman Donald Luedtke.

Attendance: Joey Jewell, Rick Pribnow, Peter Kuen, Jim Koenigs

Public Attendance: Nick Roskopf, Leah Henckel of the Dodge County Pioneer, Reid Jahns of Excel Engineering, Jenna Rhein

The commission discussed the certified survey map and utility improvements for the parcel on Richard Street that is owned by Mosaic Development LLC. The concept is to split the parcel into four parcels, three of which are intended for single-family residential development. There is no plan for the fourth parcel as of yet. Mosaic Development has an interested party in purchasing the four lots once the CSM is approved.

Pete Kuen noticed there was no reference to a sidewalk or buildable space on the CSM. He also noted that, according to the map, the sidewalk is lower than the curb. With this, the party that intends to develop the parcels will need to fill and bring the lot up to grade to meet the code requirements so that the sidewalk is not below the curb. The buyer will also need to rezone the parcels and show building setbacks.

The plan for extending the utilities to service the three lots was also reviewed. Nick noted the water service will be along the west side of Richard Street and the sewer service will be on the east side of Richard Street.

Reid Jahns also noted that future stormwater run-off will be routed to the culvert and flow into the water management system at the affordable housing development to the south. He assured the Commission that there are appropriate means for maintaining stormwater and not affect other properties.

Motion by Peter Kuen, seconded by Jim Koenigs to approve the CSM and utility improvements on Richard Street as requested by Mosaic Development LLC, and make a recommendation to the Village Board. Motion carried.

Motion by Rick Pribnow, seconded by Joey Jewell to adjourn at 8pm. Motion carried.

Jenna Rhein  
Village of Lomira Administrator-Clerk-Treasurer