CITY OF MAYVILLE PLAN COMMISSION
MEETING AGENDA
JULY 22, 2026
4:00 PM
MAYVILLE CITY HALL
15 S. SCHOOL STREET

---

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. CITIZEN COMMENTS

   Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.
4. APPROVAL OF MINUTES

   4.1. Approval of Minutes of the June 24, 2026, Plan Commission Meeting
5. DISCUSS WITH POSSIBLE ACTION

   5.1. Discuss, with Possible Recommendation, the Request of Flyway Soccer Association to Shipping Containers at Betterway Drive.
   Parcel No. 251-1216-2523-007

   5.2. Discuss, with Possible Recommendation Zoning Code Update Proposal from Community Planning & Consulting, LLC
6. FUTURE AGENDA ITEMS
7. NEXT MEETING DATE AND TIME

   7.1. Next Meeting Date - August 26, 2026, at 4:00 PM
8. ADJOURNMENT

Mayor Rob Boelk, Presiding Officer

NOTE: Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Hall at least one (1) business day prior to the meeting.

CITY OF MAYVILLE PLAN COMMISSION
MEETING MINUTES
JUNE 24, 2026
4:00 PM
MAYVILLE CITY HALL

---

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 04:00 PM by Mayor Rob Boelk, with the following roll call:

Present: Mayor Rob Boelk, Ald. Kim Olson, James Baron, Larry Liebenow, Travis Puls, Andrew Shoemaker

Excused: None

Absent: Broc Fleischer

Staff present: EMS Director Julie Staffin, Don Neitzel with Kunkel Engineering, Clerk/Executive Assistant Anastasia Gonstead.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited by those in attendance.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. Approval of Minutes of the April 22, 2026, Plan Commission Meeting

The motion to approve the minutes of the April 22, 2026, Plan Commission Meeting was made by L. Liebenow and seconded by A. Shoemaker.

Ayes: Mayville Boelk, Ald. Olson, J. Baron, L. Liebenow, T. Puls, A. Shoemaker
Nays: None

Vote Count: 6 - 0

Motion has Passed

5. DISCUSS WITH POSSIBLE ACTION

5.1. Discuss, with Possible Recommendation, Certified Survey Map to Split Theiler Park Parcel for EMS Build Site
Parcel No. 251-1216-2213-040

The Commission reviewed the proposed certified survey map. Discussion was had on easement for Gold Star Path. There were questions regarding EMS response times at the proposed location, Director Staffin clarified the site would work well.

The motion to recommend Common Council approve certified survey map to split the Theiler Park parcel for the EMS build site was made by T. Puls and seconded by Ald. Olson.

Ayes: Mayor Boelk, Ald. Olson, J. Baron, L. Liebenow, T. Puls, A. Shoemaker
Nays: None

Vote Count: 6 - 0

Motion has Passed

5.2. Discuss, with Possible Recommendation, the Rezone Request of Mayville EMS for the Lower Portion of Theiler Park, Parcel No. 251-1216-2213-040
Current Zoning: P-C Parks Conservation
Requested Zoning: I-1 Institutional

The motion to recommend Common Council approves the rezone request of Mayville EMS for the lower portion of Theiler Park was made by Mayor Boelk and seconded by L. Liebenow. A roll vote was taken.

Ayes: Mayor Boelk, ald. Olson, J. Baron, L. Liebenow, T. Puls, A. Shoemaker
Nays: None

Vote Count: 6 - 0

Motion has Passed

5.3. Discussion on Zoning Code Update and Scheduling of a Potential Special Meeting for Presentation

Jeff Sanders with Community Planning was present via Zoom to discuss the zoning code update. Mayor Boelk explained that the Plan Commission has worked on making updates to the zoning code to make it easier to read and more current. Jeff explained the first steps with Plan Commission and discussed what they'd like to see in coordination with the comprehensive plan. Mr. Sanders explained the cost for a municipality the size of Mayville would be $10,000 and how a zoning code rewrite takes approximately 6–9 months. He explained one Plan Commission meeting a year should have a review of the zoning code and a comprehensive plan to make sure they are working together and meeting the needs of the City. Watch for state law changes and case laws that may affect the City's current code.

6. FUTURE AGENDA ITEMS

- Review proposal and recommend zoning code quote

7. NEXT MEETING DATE AND TIME

7.1. Next Meeting Date - July 22, 2026, at 4PM

8. ADJOURNMENT

The Plan Commission meeting was adjourned at 4:31PM, by order of the Chair.

Respectfully submitted by Lexi Volbright - Deputy Clerk

Outlook

MFSA Final plan request for field improvements

From Steve Bye <sgb_mfsa@icloud.com>
Date Mon 6/29/2026 8:03 AM
To Anastasia Gonstead <agonstead@mayvillecity.com>
Cc rfroh <rfroh@geo-logic.com>; Mayor Boelk <Mayor@mayvillecity.com>; Jacob Schellpfeffer <jschellpfeffer@mayvillecity.com>; Jeremy Skroch <jeremyjskroch@gmail.com>

Good morning,

The Mayville Flyway Soccer Association would like to finalize the plans for field improvements this year.

The final plan for this year's project is as follows:

The club will place two shipping containers on the varsity field, 1 located adjacent to the parking lot on the west side of the field on the north end and 1 container on the east side of the varsity field at the middle of the fields location between the bench covers.

Concrete slabs that are 8' by 30' for the west side location box and 8' by 20' for the east side slab. The shipping container boxes are 8' by 20' and the extra ten feet will be used as a raised platform for tables for patrons to use while attending a match at the fields. Bruce Flick BC Concrete and Excavating 920-296-9830 will be handling the pouring of the slabs. We just need a permit and to know what depth is required for slabs on the property?

As for the coverage of the shipping containers that we discussed previously, is the only thing left to finalize. The city ordinances from what I have read do not preclude shipping containers for use in the city as long as certain requirements are met. Those requirements are not being 500' from another home which they will not be. Also, it states that 30% of the container that is facing a road must be covered by one of several material options. The soccer fields do not have road access only a parking lot, so this rule should not affect these containers. Now going forward the club will paint and seal the containers so that they can survive the elements as well as provide a blank canvas for the High School art department to paint murals on the boxes and bench covers at the fields.

So, option A the club will plan as according with no 30% coverage of front of containers as they do not face a road. If that will not work, then option B will be the same with the containers and slabs but will use small brick to cover the 30% of the front if mandated.

The club would like to move forward with the building of this project as soon as possible. Once the permit is approved for the slabs the request for them to be poured will be within the next few weeks as well as the containers arriving and being placed. All work should be completed by the end of August 2026.

Allowing the soccer club to bring in these containers will move the resources for soccer closer to the fields that they are used on. It will also free up the park pavilion so that the city may use the whole building as a rental for the community as a park pavilion again. All of the club's items would be removed and relocated to the containers giving the city back another park pavilion for the community to use again without any of the clutter.

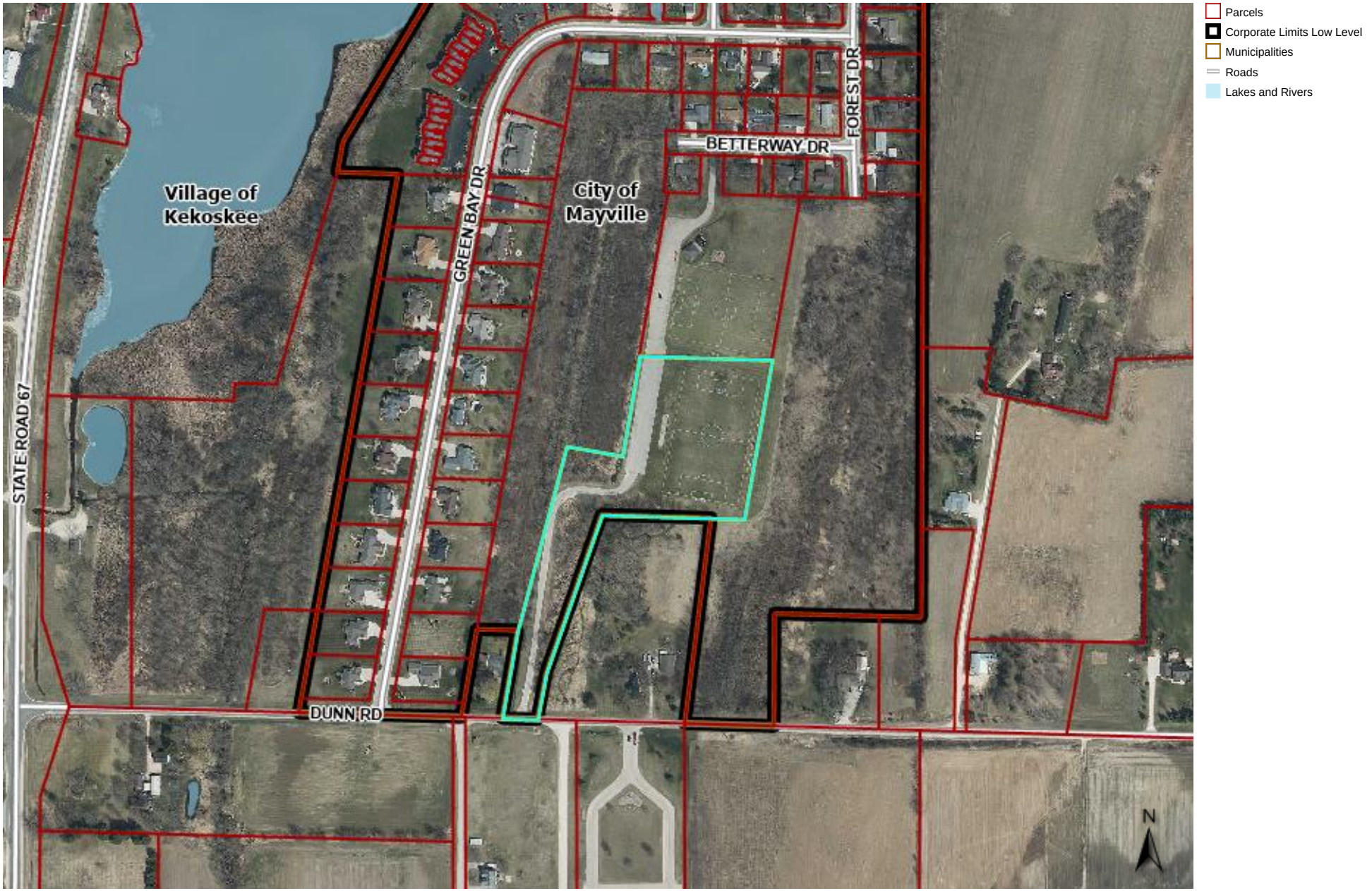
Please consider this request so that the Mayville Flyway Soccer Association can help to improve the soccer fields here within the community.

Thank you for your time and consideration in this matter.

DODGE COUNTY Wisconsin Dodge County, WI

Flyway Soccer Location

Created by: A. Gonstead



Introduction

Community Planning & Consulting is pleased to submit this proposal to update the City of Mayville zoning ordinance. Jeff Sanders, CPC's owner, has been assisting Wisconsin municipalities in achieving their planning and development goals for more than 30 years (see pages 7-8 for planning experience). We are a small firm competing in a market with much larger companies. However, as a smaller operation CPC can provide highly personalized service establishing a ***stronger, more personal relationship*** with our clients… at a project cost our competitors cannot match.

We are committed to providing you with the tools necessary to achieve your short- and long-term planning and development goals.

Scope of Services

The scope of services describes our approach to updating Chapter 430: Zoning.

Zoning Ordinances

An effective and equitable zoning ordinance will balance the interests of the City with the rights of property owners, creating a framework to manage land uses, development densities, lot size, and the location and dimensions of structures, among others. The process of updating the Mayville zoning ordinance will be guided by state statutes and federal law, the goals and objectives of the comprehensive plan, sound planning principles and, most importantly, the values of your community. The ordinance should be user friendly (in so much as it can be), fairly administered, and impartially enforced. For a variety of reasons (mostly legal) a zoning ordinance can be complicated…interacting with the application submittal and review process need not be.

Chapter 430 represents a traditional 'Euclidean' zoning code, the most common form of land-use regulation in the United States. Gaining its name from a landmark ruling of the U.S. Supreme Court (*Village of Euclid, Ohio v. Ambler Realty Co*., 272 U.S. 365, 1926), this methodology establishes base zoning districts (e.g., R-A Single-Family District, B-1 Central Business District, M-2 General Manufacturing District, etc.), within which specific land uses are allowable by right (permitted uses) or with additional layers of scrutiny (conditional uses). The ordinance also sets dimensional standards for lots, structures, open space, and the like.

Pros:

- Prevents the worst aspects of incompatible development.
- 100+ years of case law in Wisconsin.
- Generally well-understood by elected & appointed officials and the public.

Cons:

- Can lead to sprawl and dead space (i.e., vacant parcels that may never develop without a zoning change).
- Separation of uses results in automobile-dependent development.
- Generally incompatible with mixed-use development.

Zoning Ordinance Update

Comprehensive Planning Law

Zoning exists within a 100-year framework of statutory and case law (New York City adopted America's first zoning ordinance in 1916; the City of Milwaukee followed in 1920). Wisconsin's Comprehensive Planning Law is more recent. Established in 1999, it requires that municipalities administering zoning regulations do so "consistent with" an adopted comprehensive plan. As per Wis. Stat. § 66.1001(1)(am), consistent with means: *'furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan'.*

Audit of Zoning Ordinance

The purpose of the audit is to provide a comprehensive, independent review of the zoning ordinance in order to identify required and desired revisions. The product of the audit will be a comprehensive list of recommended amendments intended to:

- Comply with the consistency requirement of Wis. Stat. § 66.1001(3)(k) (i.e., Comprehensive Planning Law)
- Address areas of noncompliance with state and federal law
- Excise obsolete, inconsistent, and redundant language
- Rectify internal conflicts and inconsistencies
- Enhance its legal defensibility
- Modernize the document to reflect the desires of the community and accommodate 21st century land use standards
- Make the ordinance more attuned to the needs of applicants by simplifying and streamlining the application, review, and approval process

Preparation of First Draft

Following the audit, and guided by the direction or the Plan Commission, CPC will begin the process of preparing the first draft City of Mayville Zoning Ordinance. Concurrently, BAW Cartography will prepare the first draft City of Mayville Zoning Map.

First Draft – Working Session

The purpose of the working session is to review the draft zoning ordinance and zoning map with the Plan Commission to identify required revisions prior to presentation before the general public. The session will also allow the Plan Commission and staff to become familiar with the draft ordinance so as to better address questions arising from the community.

First Draft – Presentation

CPC will present the amended first draft of the zoning ordinance to the public at a meeting of the Plan Commission. Any changes recommended by the Plan Commission will be incorporated into the document in preparation for the Public Hearing.

Public Hearing

A public hearing (class 2 notice) is required before the Town may adopt the draft zoning ordinance. CPC will prepare the hearing notice and a summary of key aspects of the ordinance; and will attend the meeting to address any questions which arise.

Post-Hearing Revision & Recommendation

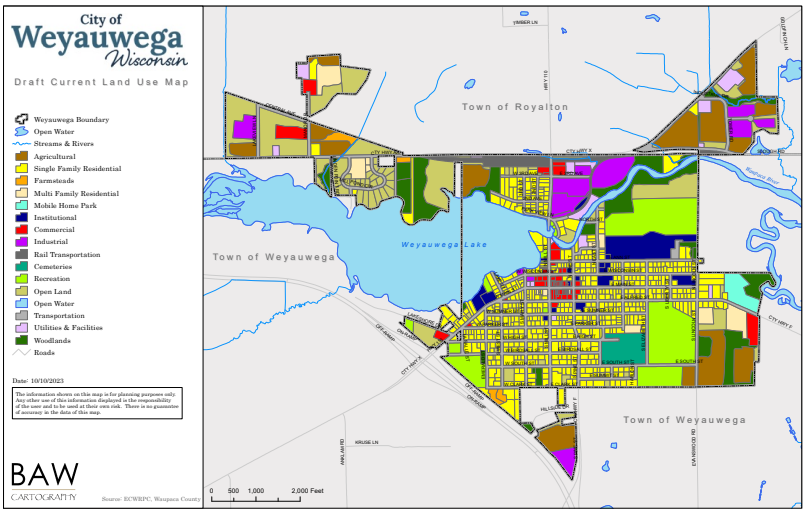
Following the hearing, the Plan Commission will determine whether changes to the document are required as a result of submitted testimony. CPC will incorporate any requested revisions and deliver the document to the Plan Commission for final review and eventual recommendation to the Town Board. CPC will prepare the Adoption Ordinance for the

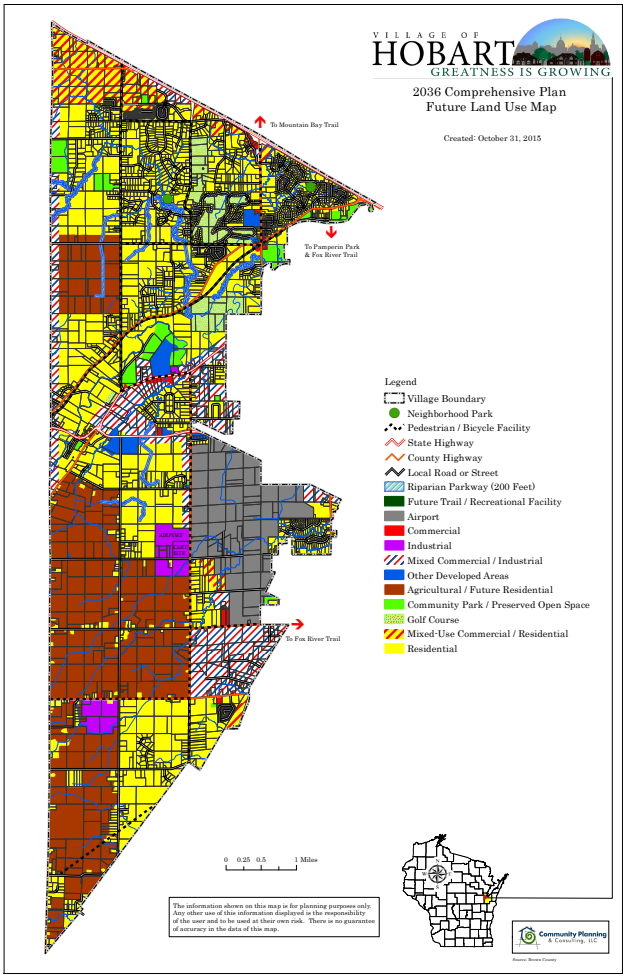
Application Forms, Checklists, & Guidelines

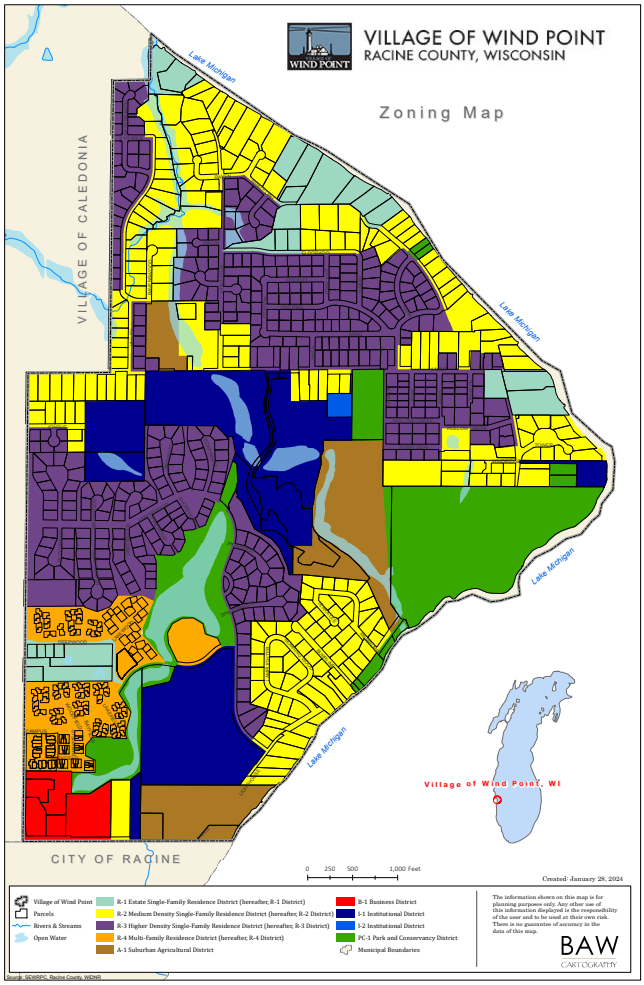
Upon adoption by the Town Board, CPC will prepare the required application forms and, if desired, the guidelines and checklists which aid Town officials, landowners, and others in navigating the zoning ordinance.

Project Mapping

CPC utilizes the GIS / Mapping services of BAW Cartography. Jeff Sanders and Ben Wildenberg, BAW's owner, have collaborated on more than 60 comprehensive plans, outdoor recreation plans, and zoning maps. Ben is an expert in his field, creating maps specifically tailored to the needs of his clients. Unless otherwise desired by the City, BAW will prepare the updated zoning map.







Project Timeline and Budget

Timeline

CPC anticipates a six- to nine-month time frame for developing the zoning ordinance and zoning map, contingent upon City meeting schedules.

Budget

Task	Month	Estimated Cost
Audit of Zoning Ordinance	1	$856
Preparation of Audit Summary Report	1	$214
Preparation of First Draft Zoning Ordinance [1]	2-5	$6,848
First Draft Working Session [2] [3]	6	$428
First Draft Presentation [2] [3]	7	$642
Post-Hearing Revisions / Final Draft	9	$428
	Total	$9,416
Optional Items		
Additional Meetings, as requested by Plan Commission		$107/hr.
Preparation of Application Forms		$107/hr.
Attendance at Public Hearing [2] [3]		$642
Zoning Map		$85/hr.

[1] Cost includes preparation of first draft. Subsequent changes or revisions will be billed at a rate of $107 per hour in fractional 15-minute increments.
[2] Includes meeting preparation and travel. CPC bills for time of travel to meetings; we do not bill for mileage, fuel, or return trip.
[3] The portion of any meeting extending beyond two hours will be billed at a rate of $107 per hour, in fractional 15-minute increments.

Thank You!

Thank you once again for the opportunity to submit this proposal.

Respectfully,

Jeffrey Sanders, Principal
Community Planning & Consulting, LLC

Corporate Profile

Community Planning & Consulting, LLC
1007 N. Leminwah St.
Appleton, WI 54911
920.309.0721
www.communityplanningandconsulting.com

Owner
Jeffrey Sanders

Established
January 2010, Limited Liability Corporation

Services
- Comprehensive Plans
- Farmland Preservation
- Grant Writing
- On-call Planning Services & Zoning Administration
- Outdoor Recreation Plans
- Public Engagement
- Strategic Planning for Municipalities, Business, and Non-Profit Organizations
- Student Enrollment Projections
- Zoning and Subdivision Ordinances

Assisting Wisconsin Communities in Preparing for a Sustainable Future

Community Planning & Consulting, LLC

Municipal Planning Experience

Comprehensive Plans

Community Planning & Consulting

Outagamie Co – Ex. Cond. Report
C. Weyauwega, *Waupaca Co*
V. Black Creek, *Outagamie Co*
V. Denmark, *Brown Co - pending*
V. Hobart, *Brown Co*
V. Sturtevant, *Racine Co – in progress*
V. Twin Lakes, *Kenosha Co - pending*
V. Wind Point, *Racine Co – pending*
T. Baileys Harbor, *Door Co*
T. Black Creek, *Outagamie Co*
T. Carlton, *Kewaunee Co*
T. Empire, *Fond du Lac Co*
T. Hortonia, *Outagamie Co*
T. Kaukauna, *Outagamie Co*
T. Ledgeview, *Brown Co*
T. Lincoln, *Kewaunee Co*
T. Linn, *Walworth Co*
T. Mitchell, *Sheboygan Co - pending*
T. Montpelier, *Kewaunee Co*
T. Nekimi, *Winnebago Co*
T. Oconto Falls, *Oconto Co*
T. Polk, *Washington Co*
T. Russell, *Sheboygan Co*
T. Scott, *Sheboygan Co - pending*
T. Taycheedah, *Fond du Lac Co*
T. West Bend, *Washington Co*
T. Winchester, *Winnebago Co*

Jeff Sanders (prior to CPC)

V. Ashwaubenon, *Brown Co*
V. Black Creek, *Outagamie Co*
V. Casco, *Kewaunee Co*
V. Winneconne, *Winnebago Co*
T. Black Creek, *Outagamie Co*
T. Bradford, *Rock Co*
T. Buchanan, *Outagamie Co*
T. Carlton, *Kewaunee Co*
T. Casco, *Kewaunee Co*
T. Clearfield, *Juneau Co*
T. Eldorado, *Fond du Lac Co*
T. Empire, *Fond du Lac Co*
T. Freeman, *Crawford Co*
T. Hortonia, *Outagamie Co*
T. Kaukauna, *Outagamie Co*
T. Lincoln, *Kewaunee Co*
T. Marion, *Juneau Co*
T. Montpelier, *Kewaunee Co*
T. Mukwa, *Waupaca Co*
T. Oneida, *Outagamie Co*
T. Seneca, *Crawford Co*
T. Sevastopol, *Door Co*
T. Taycheedah, *Fond du Lac Co*
T. Three Lakes, *Oneida Co*
T. Utica, *Crawford Co*
T. West Kewaunee, *Kewaunee Co*
T. West Point, *Columbia Co*
T. Winchester, *Winnebago Co*
T. Wolf River, *Winnebago Co*
Oneida Nation, *Brown/Outagamie Co*

Zoning Ordinances

C. Richland Center Airport HLZO, *Richland Co*
C. Waupaca, *Waupaca Co*
C. Weyauwega, *Waupaca Co*
V. Black Creek, *Outagamie Co*
V. Denmark, *Brown Co*
V. Hobart, *Brown Co*
V. Sister Bay, *Door Co (audit only)*
V. Sturtevant, *Racine Co*
V. Wind Point, *Racine Co*
T. Black Creek, *Outagamie C.*
T. Carlton, *Kewaunee Co*
T. Chilton, *Calumet Co (audit only)*
T. Eldorado, *Fond du Lac Co*
T. Hortonia, *Outagamie Co*
T. Kaukauna, *Outagamie Co*
T. Kewaskum, *Washington Co*
T. Mitchell, *Sheboygan Co*
T. Montpelier, *Kewaunee Co*
T. Polk, *Washington Co*
T. Ringle, *Marathon Co*
T. Russell, *Sheboygan Co*
T. Scott, *Sheboygan Co - pending*
T. Taycheedah, *Fond du Lac Co*
T. West Bend, *Washington Co*
T. Winchester, *Winnebago Co*

Land Division / Subdivision Ordinances

Community Planning & Consulting

C. Weyauwega, *Waupaca Co – in progress*
V. Black Creek, *Outagamie Co*
V. Denmark, *Brown Co*
V. Hobart, *Brown Co*
T. Baileys Harbor, *Door Co*
T. Black Creek, *Outagamie Co*
T. Bradford, *Rock Co*
T. Eldorado, *Fond du Lac Co*
T. Freedom, *Outagamie Co*
T. Hortonia, *Outagamie Co*
T. Kewaskum, *Washington Co*
T. Mitchell, *Sheboygan Co*
T. Nekimi, *Winnebago Co*
T. Oconto Falls, *Oconto Co*
T. Polk, *Washington Co*
T. Scott, *Sheboygan Co - pending*
T. Taycheedah, *Fond du Lac Co*
T. West Bend, *Washington Co*
T. Winchester, *Winnebago Co*

Jeff Sanders (prior to CPC)

T. Buchanan, *Outagamie Co*
T. Empire, *Fond du Lac Co*
T. Morrison, *Brown Co*
T. Mukwa, *Waupaca Co*
T. Winchester, *Winnebago Co*

Assisting Wisconsin Communities in Preparing for a Sustainable Future

Municipal Planning Experience

On-call Planning Assistance or Zoning Administration

Current Clients

C. Weyauwega, *Waupaca Co*
V. Denmark, *Brown Co*
V. Sturtevant, *Racine Co*
V. Wind Point, *Racine Co*
T. Freedom, *Outagamie Co*
T. Mitchell, *Sheboygan Co*
T. Nekimi, *Winnebago Co*
T. Winchester, *Winnebago Co*

Past Clients

C. Waupaca, *Waupaca Co*
V. Black Creek, *Outagamie Co*
V. Sister Bay, *Door Co*
T. Black Creek, *Outagamie Co*
T. Bradford, *Rock. Co*
T. Carlton, Kewaunee Co
T. Chilton, *Calumet Co*
T. Eldorado, *Fond du Lac Co*
T. Empire, *Fond du Lac Co*
T. Hortonia, *Outagamie Co*
T. Kaukauna, *Outagamie Co*
T. Kewaskum, *Washington Co*
T. Montpelier, *Door Co*
T. Oconto Falls, *Oconto Co*
T. Polk, *Washington Co*
T. Russell, *Sheboygan Co*
T. Taycheedah, *Fond du Lac Co*
T. West Bend, *Washington Co*

Strategic Planning

Community Planning & Consulting

C. New London Strategic Implementation Plan
V. Hobart Strategic Plan
V. Twin Lakes 2018 Budget Plan
T. Baileys Harbor Implementation
T. Phelps Downtown Strategic Plan
T. Polk Strategic Plan
Fox Cities Greenways 2012

Jeff Sanders (prior to CPC)

Fox Cities Greenways 2009
Fox Cities Visitor & Convention Bureau
V. Butternut, *Ashland Co*
Wisconsin Association of Visitor & Convention Bureaus

Site Plans

Community Planning & Consulting

C. New London Hatten Memorial Stadium (sub. to OMNNI Assoc.)
T. Rome Alpine Village Town Centre Plan
T. Three Lakes Streetscape & Community Design Plan

Jeff Sanders (prior to CPC)

C. Oconomowoc SW Summit Ave.
C. Sturgeon Bay Shipbuilding Cluster
C. Sheboygan Taylor Drive District
EAA Air Venture Site Plan
Country USA Site Plan

Open Space & Outdoor Recreation Plans

V. Denmark, *Brown Co*
V. Hobart, *Brown Co*
V. Sturtevant, *Racine Co*
V. Twin Lakes, *Kenosha Co - 2018*
V. Twin Lakes, *Kenosha Co – in progress*
V. Union Grove, *Racine Co*
V. Wind Point, *Racine Co - 2018*
V. Wind Point, *Racine Co - 2025*
T. Ledgeview, *Brown Co*
T. Mukwa, *Waupaca Co*
T. Rome, *Adams Co - 2018*
T. Rome, *Adams Co - 2024*

Jeff Sanders (prior to CPC)

Oneida Nation Open Space Plan

Student Enrollment Projections

Community Planning & Consulting

Berlin Area School District
Kewaskum School District - *2015*
Kewaskum School District - *2021*

Jeff Sanders (prior to CPC)

Freedom Area School District
Winneconne Community School District

Assisting Wisconsin Communities in Preparing for a Sustainable Future

Community Planning & Consulting, LLC

Jeffrey Sanders
Principal

ACADEMICS

B.S. Urban & Regional Studies (Cum Laude), University of Wisconsin-Green Bay

B.S. Environmental Policy & Planning (Cum Laude), University of Wisconsin-Green Bay

MILITARY SERVICE

United States Air Force
1982-1986

SPECIALIZED TRAINING

Meeting Management
MIG, Inc

Conservation Design for Subdivisions, Natural Lands Trust

Innovative Storm Water Management Techniques, Center for Watershed Protection

Urban Stream Protection, Center for Watershed Protection

Native Prairie Restoration, Prairie Nursery

MEMBERSHIPS

American Planning Association

Wisconsin Chapter APA

Bio

Jeff Sanders has thirty-plus years of municipal planning experience and has authored nearly one hundred comprehensive plans and land use ordinances. He is adept at finding creative solutions to vexing problems.

Jeff has lectured on an array of land-use related topics at the University of Wisconsin- Green Bay, St. Norbert College, Northern Michigan University, Fox Valley Technical College, and Northeast Wisconsin Technical College. He has presented at more than a dozen conferences on subjects including Land Use Planning, Conservation Design, Sustainable Development, Climate Change, Watershed Management, and Indian Land and the Law.

Jeff grew up in Shawano and currently lives in Appleton with his wife and daughter. They spend a lot of time on bikes and skis, in kayaks and tents, and enjoying places with trees and water (frozen and not, salted and not).

Professional Life

1994-1999	Oneida Nation, Green Bay – *Senior Planner*
2000-2003	Moore Iacofano Goltsman Inc., Green Bay – *Principal Planner*
2004-2009	OMNNI Associates Inc., Appleton – *Director of Planning Group*
2010-Present	Community Planning & Consulting LLC, Appleton – *Principal*

Expertise

- Comprehensive Planning – More than 50 to date
- Zoning & Subdivision Ordinances – Nearly 50
- On-Call Planning & Zoning Administration
- Strategic Planning – municipal, corporate, nonprofit
- Site Planning – downtown, business park, corridor
- Outdoor Recreation Planning
- Enrollment Population Projections for School Districts

Assisting Wisconsin Communities in Preparing for a Sustainable Future

Community Planning & Consulting, LLC

Jeffrey Sanders
Principal

SELECT CONTRIBUTIONS

The Comprehensive Plan as a Tool to Enhance Water Quality
How the comp plan and the creative use of zoning and subdivision regulations can be used to cost effectively achieve surface and ground water restoration goals. Fox-Wolf Watershed Alliance 19th Annual Watershed Conference, 2019.

Climate Change in Wisconsin
Potential Effects of a changing climate on Municipalities and the Surveying, Engineering, and Planning Professions. Wisconsin Society of Land Surveyors 63rd Annual Surveyors Institute, Stevens Point, 2012.

Residential Development and Habitat Protection in Rural Communities
How to achieve balance between development and natural resources during residential development. Wisconsin Society of Land Surveyors 57th Annual Surveyors Institute, Green Bay, 2006. Fox Cities Leadership, 2006.

Sustainability in Residential Development
The ways in which sustainable principles can be incorporated into the residential development process benefiting the landowner, developer, and community. Wisconsin Society of Land Surveyors 56th Annual Surveyors Institute, Stevens Point, 2005.

Public Participation

Meaningful engagement at the beginning and middle of a project significantly lessons the probability of pitchforks and torches at the end.

Jeff is a passionate advocate for public participation. He has facilitated more than 700 community meetings and planning sessions, assisting stakeholders in identifying implementable pathways to a collective future. His strength lies in his ability to connect with the audience. He uses meeting management techniques that aid participants in thinking conceptually and working collaboratively toward an identifiable, desirable outcome. Meaningful public participation promotes a sense of ownership and generates the informed consent necessary for implementation. Among the tools used to reach these goals:

- Community & Visual Preference Surveys
- Impact / Effort Matrices
- SNOC & Nominal Group Exercises
- Stakeholder Interviews
- Visioning Sessions

Professional References

Jack Feiner, Public Works Manager – V. Sturtevant
262.886.7202 *feinerj@sturtevant-wi.gov*

Matt Parmentier, Municipal Attorney
920.238.6223 *MBP@dempseylaw.com*

Susan Selner, President – V. Denmark
920.863.6821 *smselner@charter.net*

Justin Schumacher, Chairman – T. Freedom
920.841.5040 *JSchumacher@townoffreedom.org*

Holly Stevens, Clerk/Zoning Administrator – T. Winchester
920.836.2948 *clerk@townofwinchesterwi.gov*

Travis Wells, Administrator – V. Wind Point
262-639-3524 *t.wells@windpoint.org*

Assisting Wisconsin Communities in Preparing for a Sustainable Future