

City of Phillips
Phillips Planning Commission
Municipal Building
Tuesday September 9th, 2025, at 3:00pm

Committee members: Charles Peterson - Chair, Mark Brzeskiewicz, Joe Perkins, David Scholz, Patricia Stephan, Ted Kempkes and Scott Holoubek.

Clerk/Treasurer: Shelby Kosmer

This meeting is held in compliance with Wisconsin's Open Meeting Law, S.S. Chapter 19.81 –19.98, Subchapter V. As such it is open to the public.

This meeting may constitute a quorum of the Common Council, or other city committees.

Call to order (presiding officer) Time: _____

- a. Greeting
- b. Certification of compliance with Open Meeting Law.

Roll call: Charles Peterson _____, Joe Perkins_____, David Scholz_____, Mark Brzeskiewicz_____, Bryan Weisrock _____, Patricia Stephan _____ and Scott Holoubek _____. Alternate: Johnathan McArthur _____

Discussion-Action Items:

1. Motion to approve the minutes from June 17th, 2025, Planning Commission Meetings.

2. Motion to open the public hearing for order:

Requestor: Prevail Bank
Address: PHILLIPS LOT 7 & 8 BLOCK 14 (Vacant lot next to 204 N Avon)
City of Phillips, Price County, Wisconsin
Purpose: To rezone the vacant lot from residential to commercial to accommodate the bank renovation and putting in a new parking lot on the parcel.

3. Motion to close the Public Hearing

4. Potential approval/denial or recommendation to the Common Council to rezone PHILLIPS LOT 7 & 8 BLOCK 14 (Vacant lot next to 204 N Avon) from R-1 Residential to C-1 Commercial

5. Discussion/Action regarding potential approval of Certified Survey Map (CSM) for William McCormick at 193 Victoria Street: Legal Description: LOT 5 & LOT 8 AND THE S 12 OF THE VACATED PORTION OF PINE STREET LYING DIRECTLY NORTH OF LOT 8 OF BLOCK 1 OF HOUGHTON'S ADDITION TO THE CITY OF PHILLIPS, LOCATED IN G.L. 5, SEC 18, T37N, R1E, CITY OF PHILLIPS, PRICCCOUNTY, WISCONSIN

6. Adjournment

Meeting Minutes
Phillips Planning Commission
September 9th, 2025

Charles Peterson opened the meeting of the Phillips Planning Commission @ 3:00pm
Members Present: Joe Perkins, Mark Brzeskiewicz, Bryan Weisrock, Scott Holoubek,
and Shelby Kosmer
Others Present: None

Discussion-Action Items:

1. Perkins/ Weisrock moved to approve the minutes from June 17th, 2025, Planning Commission Meetings. Carried

2. Brzeskiewicz/ Perkins moved to open the public hearing for order. Carried
Kosmer explained the need for the request. They are doing some renovations on the building and relocating the entrance for the building and this lot is still listed as residential while the other parcel is commercial.

3. Perkins/ Brzeskiewicz moved to close the Public Hearing. Carried

4. Perkins/ Weisrock moved to approve the rezone of PHILLIPS LOT 7 & 8 BLOCK 14 (Vacant lot next to 204 N Avon) from R-1 Residential to C-1 Commercial. Carried

5. Discussion/Action regarding potential approval of Certified Survey Map (CSM) for William McCormick at 193 Victoria Street: Legal Description: LOT 5 & LOT 8 AND THE S 12 OF THE VACATED PORTION OF PINE STREET LYING DIRECTLY NORTH OF LOT 8 OF BLOCK 1 OF HOUGHTON'S ADDITION TO THE CITY OF PHILLIPS, LOCATED IN G.L. 5, SEC 18, T37N, R1E, CITY OF PHILLIPS, PRICCCOUNTY, WISCONSIN. They are combining two lots for one and building a residential home on the lot.
Brzeskiewicz/ Weisrock moved to approve the Certified Survey Map (CSM) for William McCormick at 193 Victoria Street: Legal Description: LOT 5 & LOT 8 AND THE S 12 OF THE VACATED PORTION OF PINE STREET LYING DIRECTLY NORTH OF LOT 8 OF BLOCK 1 OF HOUGHTON'S ADDITION TO THE CITY OF PHILLIPS, LOCATED IN G.L. 5, SEC 18, T37N, R1E, CITY OF PHILLIPS, PRICCCOUNTY, WISCONSIN. Carried

6. Perkins moved for adjournment. 3:12pm



Shelby Kosmer
City Clerk-Treasurer