CITY OF MONTELLO

PLAN COMMISSION

July 29, 2025

Meeting called to order at 6:30 pm by Chair Streich

Members present: Ken Streich, Ron Knutson, Barb Jordan, Thorne Wittstruck, Lucas Stelter

Excused: Gary Doudna

Others Present: Mike Kohnke, Danny Daoud, Bill Hunter, Jerry Tollefson, Paul Walker

Public Hearing on conditional use for 450 Lake Ave. as a vacation rental.

* Danny Daoud, owner, gave personal background and intentions for the property. He has other Air BNB properties and one in Oconto, WI.
* Local agent will be John Mevis
* Local cleaner
* Only will book through Air BNB with positive reviews. (105 5 star reviews on the Oconto, WI property)
* No smoking, no parties, no one night booking, no pets, all city rules apply and no illegal substances.
* Security cameras are installed and monitored by owner.
* Streich stated that there were no comments, positive or negative, from the neighbors.
* Knutson asked about how many rentals – a few times per month
* Public Hearing closed at 6:39 PM by Streich.
* Jordan stated she sees no issues and that the owner has done his homework.
* Motion by Jordan, seconded by Wittstruck to grant a conditional use for 450 Lake Ave. Motion carried.

Public Hearing on Re-zone request from Bill Hunter for CSM 3223:

* Bill Hunter gave insight on why he wants to have a rezone from B-3 to R-3.
* Kohnke gave insight on what city code is and what Mr. Hunter is trying to accomplish.
* Paul Walker had discussion on what needs to be done and built and access to the rear of the property.
* Stelter gave insight on his thoughts about the rezone and how he feels about the process.
* Jordan questioned what can be built and when. Kohnke stated all city code needs to be followed.
* Paul Walker expressed his concern on what was originally proposed.
* Jordan doesn’t like access and looks of landlock. Wittstruck agreed.
* Motion by Jordan, seconded by Wittstruck to approve rezone on West portion of Lot 1 CSM. To be 208.15’ to R-3 and 180.01’ to stay B-3. Motion carried.

Motion by Jordan/ Knutson to adjourn. Meeting adjourned at 7:00 pm.

Minutes by Mike Kohnke