



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
FEBRUARY 29, 2012**

I. Call Meeting to Order - The meeting was called to order at 7:00 p.m. by Vice-Chairman David Klug.

- A. Official Meeting Notification** – The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll Call** - Members present: John Bales, Diane Behm, Robert Hartwig, Paul Huettl, Ray Heidtke, Vice-Chairman David Klug and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Oliver. Chairman Randy Vogel and Arlyn Johnson were excused.
- C. Approval of Agenda** – Motion by Steffen, seconded by Huettl to approve the agenda. Motion carried.
- D. Approval of Minutes** – Motion by Heidtke, seconded by Hartwig to approve the minutes of the November 30, 2011 meeting. Motion carried.

II. Business

- A. Any Town Citizen Comment on an Agenda Item** – There were no comments.
- B. Kettle Moraine Lutheran High School Performing Arts Center Addition – 3399 Division Road – Review & Action – Nicholas Kent, Plunkett Raysich Architects** – A detailed presentation was made by Nicholas Kent of the proposed performing arts addition to the Kettle Moraine Lutheran High School. The two primary functions of the addition are to offer a theater/chapel space and to add a music education wing; the addition is not to increase capacity for additional students. After comments and questions by the Plan Commission members, motion by Huettl, seconded by Steffen to approve the performing arts addition to Kettle Moraine High School per the building, signage and parking lot plans presented by Nicholas Kent of Plunkett Raysich with the understanding that landscaping and plantings will be added to shield the south wall and make the sight line more aesthetically pleasing to the neighbor. Motion carried without a negative vote.
- C. Isadore and Lorraine Spaeth County Park Concept Plan and Approval Process – Section 6 – Discussion and Recommendation – Scott Schmidt, County Engineer/Surveyor, and Joshua Glass, County Planner** – Scott Schmidt and Joshua Glass presented the proposed park for the land donated by the Spaeth Family to Washington County for parkland. It was noted by Hoffmann that this will require an amendment to the Joint Village Town Comprehensive Plan, the zoning map and the 2035 Comprehensive plan map. Motion by Heidtke, seconded by Huettl to place the Isadore and Lorraine Spaeth County Park Concept Plan on the Joint Village Town Planning Group agenda to initiate the discussion on amending the Joint Village Town Comprehensive Plan. Motion carried without a negative vote.
- D. Zoning Language Change to Allow Denied Sign to Remain in an M-1 Zoning District – Discussion and Recommendation – Section 1 – Darryl Zellmer d/b/a Turf & Tree Worx** – Hoffmann presented a history of the signage issue. Hoffmann commented the original Labudde Group sign was for a manufacturing business in an M-1 zoning district. Mr. Zellmer added signage on the Labudde site to advertise his Turf & Tree Worx business because he is renting space at the site for storage. Hoffmann explained the municipal code does not allow for non manufacturing signage in a manufacturing district; Mr. Zellmer appealed to the Board of Appeals for a variance from the code but the findings of fact did not support the Board of Appeals granting the requested variance. Mr. Zellmer is asking for a zoning language change. After discussion, motion by Bales, seconded by Steffen recommending the zoning language remain the same with no change to the ordinance. Motion carried without a negative vote.

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- E. 2011 Building Inspector Report** – Hoffmann presented the 2011 annual building inspector report; the total building costs for building projects with permits issued was \$5,307,865.
- F. Zoning Administrator’s Report** – Hoffmann commented that DCPT did not approve four town plans (located in Washington County) for Farmland Preservation due to zoning verbiage. At the February Joint Planning Group meeting there was discussion about the Village addressing complaints from a Town resident in the Appellation Ridge subdivision, a draft for the combined financial support of the shared portion of the Cedar Creek Road repaving project was reviewed, and discussion was initiated on how to begin to resolve the differing opinions with regard to the intent of the Community Center Agreement and the Joint Park and Recreation Director’s contract. Hoffmann reported the Town of Trenton was recently sued to allow for exotic dancers, and Hoffmann would like direction from the Plan Commission as to whether a review by the Town Attorney of the Town’s ordinance not to allow exotic dancers would be a good idea; the Plan Commission directed Hoffmann to contact the Town Attorney.
- G. Correspondence** –Hoffmann had nothing additional to report.

III. Adjournment – Motion by Heidtke, seconded by Huettl to adjourn. Motion carried.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk