



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
NOVEMBER 30, 2016**

- I. Call Meeting to Order** – The meeting was called to order at 7:00 p.m. by Chairman Randy Vogel.
- A. Official Meeting Notification** – The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll Call** – Members present: John Bales, Chad Johnson, Paul Huettl, Dan Kufahl, Arlyn Johnson, Randy Vogel, Ray Heidtke, David Klug, and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver.
- C. Approval of Agenda** – Motion by Huettl, seconded by Steffen to approve the agenda. Motion carried.
- D. Approval of Minutes** – Motion by Huettl, seconded by Steffen to approve the minutes of the September 28, 2016 meeting with the correction that Ray Heidtke was present. Motion carried.
- II. Business**
- A. Any Town Citizen Comment on an Agenda Item** – J. Wenzel, C. Hartwig and D. Zietlow commented favorably on item F.
- B. Construction of Business Building for Custom Furniture, Inc. – Section 19 – Jeff Hartwick, Modify Building Location – Review and Action** – Mr. Hartwick was unable to attend but provided a revised survey that showed the proposed building location. Motion by Huettl, seconded by Steffen to approve the building location as shown on the survey map. Motion carried without a negative vote.
- C. Request Zoning Change from A-1 to M-1 for Multi-Phase Self-Storage Development – Section 5 – Hwy NN – Joe Horbas – Review and Recommendation** – Mr. Horbas stated he would like to develop a 30 acre parcel that is located 350’ west of the Maple Road/CTY NN intersection. He would like to begin with a fenced in self-storage facility on the west end of the property; he has future plans for business along the CTY NN road frontage. Hoffmann noted that currently a portion of the 30 acres is zoned M-1 but the majority is zoned A-1. The entire property would need to be rezoned to B-2 to make Mr. Horbas plans a permitted use. Additionally Washington County would need to change their 2035 Comprehensive Plan for the zoning change. The consensus of the Park and Planning Commission members is favorable; the proposed use would suit the property. Hoffmann is directed to check with Washington County on steps to amend their 2035 Comprehensive Plan, and to check with the Village regarding the zoning change to the Joint Village/Town 2035 Comprehensive Plan.
- D. Proposed Land Division – 598 Bridge Road – Dennis Uhlig – Review and Recommendation** – Mr. Uhlig would like to split his current property into two lots in order to create an area for family to continue to use for gatherings in the event he sells the front parcel; the back parcel would be a flag shaped lot. Hoffmann noted that the back lot must have street access that is 66’ wide. Vogel and A. Johnson stressed that flag lots are generally not a good idea because they are limiting with regard to access and future development. To proceed Mr. Uhlig will need to have new survey map created with a 66’ wide access to the second lot, and the lot would have to have a soil analysis done to ensure it is buildable.

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- E. Proposed Firearms Business – 2458 Pleasant Valley Road – Brad Antonioni – Review and Recommendation** - Mr. Antonioni explained he would like to have a firearms business out of his home. Business would be conducted “by appointment only”. After discussion Mr. Antonioni was advised that in order to proceed he must apply for a Conditional Use Permit and a public hearing will be held prior to a Park and Planning Commission decision.

- F. Operation of a Nursery, Farm Operation and Seasonal Retail trade – dba Arborscape Inc. – 626 Hwy. 60 – Matt Hartwig – Review and Recommendation** – Hoffmann noted most of the proposed uses are permitted by current zoning. The landscaping portion of the business would be by Conditional Use Permit and a public hearing will be required. Hartwig stated he would like to start moving equipment onto the farm as soon as possible and it is the consensus of the Commission that he can move forward.

- G. Administrator’s Report** – Nothing additional.

- H. Correspondence** – Nothing additional.

There will not be a December Park and Planning Commission meeting.

- III. Adjournment** – Motion by Heidtke, seconded by Klug to adjourn. Motion carried.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk