



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
JUNE 29, 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. Vogel welcomed new member Chad Johnson and returning Town Board members Paul Huettl and Dan Kufahl.
- C. Approval of Agenda** – Motion by Huettl, seconded by Heidtke to approve the agenda. Motion carried.
- D. Approval of Minutes** – Motion by Bales, seconded by Klug to approve the minutes of the May 25, 2016 meeting. Motion carried.
- II. Public Hearing – 7:00 P.M.**
- A. Conditional Use Permit for the Operation of a Horse Boarding Facility per Sec. 4.05 (J) of the Zoning Ordinance – 4737 Jackson Drive – Jodie Hansen.** The Notice of Public Hearing on Application for Conditional Use permit was read into the record by Hoffmann. Hoffmann noted the property has changed hands frequently in the last few years and the most recent CUP for the property was issued in 2015. Hansen commented she is a hunter/jumper riding instructor and would like to use the property as a small horse boarding facility and provide some instruction.
- Neighbor Ralph Hensel commented he would like to ensure the new owners are respectful and will not allow access to his land. Hensel noted in the past, the property owners have not ensured those boarding or riding know the property lines and there was trespassing onto his property, there was also hunting he did not authorize.
- B. Close Public Hearing** – Motion by Huettl, seconded by Steffen to close the Public Hearing. Motion carried.
- III. Business**
- A. Any Town Citizen Comment on an Agenda Item** – There were no comments.

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- B. Conditional Use Permit for the Operation of a Horse Boarding Facility per Sec. 4.05(J) of the Zoning Ordinance – 4737 Jackson Drive – Jodie Hansen - Review and Action** – Hoffmann noted he will add language to the Conditional Use Permit to set limitations on the sign lighting. Motion by Huettl, seconded by Bales to approve Conditional Use Permit J-16-002 for Jodie Hansen, DBA Two Ponies LLC, noting the CUP will not be issued until Hansen takes ownership of the property. Motion carried without a negative vote.
- C. Preliminary Land Division – Section 30 – Gerald Elhke, etc. - Review and Recommendation** – Hoffmann stated that Donald Elhke and his two brothers are considering a land division. A survey was completed in 2002 to divide the parcel but it was never recorded. After review of the proposal and discussion the consensus of the Park and Planning Commission members is that they do not see a problem with the land division at this point, but noted the Elhke’s will need to produce a new CSM, each lot needs 330 feet of frontage, the lots must be a minimum of five acres each and the division will also require approval by Washington County Land Use.
- D. Preliminary Land Division – Section 18 – Patty Puestow – Review and Recommendation** – Hoffmann explained that Puestow contacted his office regarding the steps required to sell off a portion of her property. The property included was part of the platted subdivision known as Valleywood which was previously owned by the Thompson Development Corporation. Puestow’s purchased the property and they are currently farming the land. Puestow’s have a buyer interested in purchasing a portion of the land and the buyer would like to put in a subdivision. After discussion it was the consensus of the Park and Planning Commission members that the Puestow’s should postpone any steps to sell off the property until the current issues between the Town and Village are resolved.
- E. Ready Mix Concrete Batch Plant – 675 Pleasant Valley Road – Lannon Stone Products – Preliminary Review and Recommendation** – Hans Dawson, Lannon Stone Products, stated that they would like to host a concrete plant in the quarry. Ozinga Ready Mix Concrete is a fourth generation company based in Chicago and after research including onsite visits, Lannon Stone Products does have Ozinga operating in their Lisbon quarry. Ritch Dubinsky, Ozinga, provided a brief company history and summarized their recent expansion into Wisconsin. Ozinga will propose a three year trial using a portable quarry, with five to ten redi-mix trucks and a front end loader on site. The discussion included questions about the number of additional trucks leaving the quarry per day and what visual and noise impact the addition will have for neighboring property owners. Hoffmann noted to proceed there would need to be a public hearing, and it was suggested that Lannon Stone and Ozinga contact neighbors prior to them receiving a public hearing notice in the mail.
- F. Review Additional Information for Conditional Use Permit Requirements for Sports Court – 537 Mira Court – Adam and Nichole Markham – Review and Recommendation for Draft** – A survey of the property with the sports court placement and distances to lot lines was provided. Hoffmann summarized the Conditional Use Draft and asked the members if there was anything to add. The hours of use will be specified as 10:00 PM. The Sports Court representative stated the Bullhorn light fixture will be used with double 400 watt heads. Motion by Kufahl, seconded by Huettl to approve Conditional

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Use Permit J-16-003 for Adam and Nichole Markham using the lighting information provided as an exhibit, noting the time of use until 10:00 PM and all other items as discussed. Motion carried without a negative vote.

G. Zoning Administrator's Report – Nothing additional to report.

H. Correspondence – Hoffmann had nothing additional. Chairman Vogel reported that the Town Hall playground equipment received the annual inspection as required (courtesy of Lee Recreation) and he extended his appreciation for the service of Diane Behm, Marcy Bishop and Bob Hartwig on the Park and Planning Commission.

The next meeting will be held on Wednesday, July 27, 2016.

IV. Adjournment – Motion by Bales, seconded by Johnson to adjourn. Motion carried.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk