



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
JANUARY 28, 2015**

- 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, Diane Behm, Dan Kufahl, Paul Huettl, Arlyn Johnson, Randy Vogel, Ray Heidtke, David Klug, and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Oliver.
- C. Approval of Agenda** – Motion by Huettl, seconded by Heidtke to approve the agenda. Motion carried.
- D. Approval of Minutes** – Motion by Huettl, seconded by Steffen to approve the minutes of the June 25, 2014 meeting. Motion carried.
- II. Business**
- A. Any Town Citizen Comment on an Agenda Item** – C. Johnson commented in favor of item D.
- B. Termination of Restrictive Covenant to Allow an Additional Land Division – 1805 Pleasant Valley Road – William Mikkelson – Review and Action** – Hoffmann provided summarized historical information related to the parcel(s). Mr. Mikkelson would like to split one parcel in order for a relative to build. Hoffmann explained the Park and Planning Commission will need to eliminate the restrictive covenant. Motion by Huettl, seconded by Klug directing Zoning Administrator Hoffmann to draft a document to remove the restrictive covenant (from the document) and return the agenda item to the Park and Planning Commission for review and recommendation. Motion carried.
- C. Kettle Moraine Lutheran High School – International Student Housing – Dave Bartelt, KML Superintendent and Jody Hansen, KML Business Manager – Discussion** – Hansen opened the discussion regarding the possibility of international student housing in the Town. The housing would be owned by a separate LLC and financed by “supporters”; KMLHS would rent the facility. KMLHS is envisioning a duplex that will house a married couple who will be the onsite managers. Hoffmann commented that without specifics on location the zoning can’t be determined. It was the consensus of the Park and Planning Commission that they are “open to considering the student housing,” but KMLHS would need to return with specifics in order for action to be taken.

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- D. Land Division Alterations – Section 31 – Lee Schowalter – Review and Recommendation** – Schowalter presented a CSM of the Bilgo property and explained his proposal. Hoffmann commented Schowalter will need to draft a two parcel CSM and dedication language for attachment, and return for review and action.
- E. Conditional Use Permit Amendment - Ronald and Kathy Stone – 695 HWY 60 – Review and Recommendation** – Hoffmann noted the Stones are currently operating Wild Strawberry Acres, LLC under CUP J-08-004. Kathy Stone would like to start a nonprofit EAGALA program and to make improvements to the existing property. Hoffmann noted Stone will need to incorporate her desired changes into a CUP amendment, and return for review and action.
- F. Conditional Use Permit for 2015 – Lannon Stone Products, Inc. – 675 Pleasant Valley Road – Virgil Dawson CEO – Review and Action** – Hans Dawson presented a brief review of 2014 and expectations for 2015. Motion by Bales, seconded by Huettl to approve CUP J-15-001 for Lannon Stone Products, Inc. Motion carried.
- G. Park and Plan Fund 2014 – Annual Review** – Chairman Vogel noted the current balances in the Park Fund checking and saving accounts.
- H. Building Inspectors Report – 2014** – Hoffmann provided copies of the 2014 Building Inspectors Report, noting there were 23 new houses built in 2014.
- I. Zoning Administrator’s Report** – Hoffmann reported the Village is sending letters to Town property owners who have requested water/sewer connections (from the Village) that the Village will not be issuing permits or making connections due to the current legal issues between the two municipalities. The Town Attorney Tim Andringa has advised that the water connections have nothing to do with the Town; the agreement for water is made between the developer and the Village.
- J. Correspondence** – Nothing additional.
- III. Adjournment** – Motion by Heidtke, seconded by Behm to adjourn. Motion carried.

Respectfully submitted,

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Gordon Hoffmann, Zoning Administrator

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Julia Oliver, Town Clerk