



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
APRIL 23, 2014**

- 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, Robert Hartwig, Paul Huettl, Arlyn Johnson, Chairman Randy Vogel, Ray Heidtke, Lester Steffen, and David Klug. Also present was Zoning Administrator Gordon Hoffmann. Treasurer Paul Eilbes clerked the meeting.
- C. Approval of Agenda** – Motion by Huettl, seconded by Klug to approve the agenda. Motion carried without a negative vote.
- D. Approval of Minutes** – Minutes of the March 26, 2014 meeting were read by Hoffmann. Motion by Steffen, seconded by Huettl to approve the minutes. Motion carried without a negative vote.
- II. Business**
- A. Any Town Citizen Comment on an Agenda Item** – Resident Jeff Wenzel, 3145 Country Aire Drive, commented on Agenda Item B. Wenzel urged approval of Kruse family plan, as the alternative could be sale to the DNR. Resident Shawn Maney, 3138 Country Aire Drive, commented on Agenda Item B. Maney urged consideration and approval of plan, and that farmland on the tax roll is better than weeds not on the tax roll.
- B. Conservation Easement Section 14 – Peg Kohring, Director, The Conservation Fund – John and Pam Kruse - Owners – Discussion** – Hartwig recused himself from the Commission for this item. Hoffmann noted that on the map copy presented, all but 12 acres surrounding the home site would be within the proposed easement. Hoffmann explained that his concern is the creation of a domino effect removing land that could be developed in the future. Kohring was not in attendance. John Kruse read a prepared statement, detailing the history and use of Pinewood Farm, the desire to preserve farmland in the Town, and the history of the purchase of the Pecher Farm. Kruse also stated that the acreage left out of the easement would be along Highway 60 for possible future development. Kruse further explained the process of setting up the easement, and that the map presented was done by the Conservation Fund and was not a final survey. Discussion was supportive, but asked if there could be some flexibility in the size or shape of the front parcel. Kruse was asked to return with a Certified Survey Map, and a land agreement that would tie the two parcels together, to prevent the easement becoming landlocked in the future.

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- C. Preliminary Land Division – 2715 Pleasant Valley Road – Sarah King - Review and Recommendation** – Hoffmann distributed provisional maps and stated that at the March 26, 2014 meeting a request was made to create a two parcel division of an existing parcel, with the intent to build on the second parcel. The issue is that the current parcel is zoned A-1 but is less than ten acres. A-1 zoning requires a minimum five acre parcel. Hoffmann said that this is an attempt to split the parcel without re-zoning the property, by creating a two-parcel cluster development, with open space. The Board of Appeals would need to grant a variance for this split. Hoffmann further stated that re-zoning of the parcel could be done in the future, as part of a comprehensive re-zoning in the Town. Sarah King stated that the current house on the parcel is non-conforming, as it is too close to the road. King said this will give them the opportunity to put up a new dwelling set further back. This could also present a lease opportunity for the first house in the future. Consensus was that Drawing “A” provided would be the better option. Hoffmann stated that no action need be taken tonight, and that King should get with surveyor to prepare a formal plan to bring back to the Commission, with the understanding that the Board of Appeals would then grant the required variance.
- D. Certified Survey Map – Living Word Lutheran High School – 2230 Living Word Lane – Kristin McGraw – Review & Action** – McGraw, representing Groth Design Group, presented a Certified Survey Map approved by the Village of Jackson, and explained that the issue was that the proposed addition encroaches on the current water main and easement. The Village Plan Commission was scheduled to meet on April 24 to act on the proposed change to the main and easement. Motion by Johnson, seconded by Huettl, to recommend approval of the Certified Survey Map, subject to approval of the easement change by the Village of Jackson, and to recommend Town Board approval. Motion carried without a negative vote.
- E. Living Word Lutheran High School Addition – 2230 Living Word Lane – Kristin McGraw – Review & Action** – McGraw presented plans for the proposed addition to the school. The addition would add 5200 square feet of ground floor space to be utilized as a cafeteria and athletic training room, and 3300 square feet of basement storage area. Johnson asked if there were landscape plans. McGraw said that they were not sure of the landscaping intentions yet. Hoffmann stated that landscaping plans could be submitted at a later date. Motion by Johnson, seconded by Klug, approving the Living Word Lutheran High School addition plan. Motion carried without a negative vote.
- F. Zoning Administrator’s Report** – Hoffmann had no report.
- G. Correspondence** – Vogel stated that the Commission had received correspondence from the Conservation Fund which explained the Greenseams flood management program.

The next meeting will be held on Wednesday, May 28, 2014, at 7:00 PM.

- III. Adjournment** – Motion by Heidtke, seconded by Johnson to adjourn. Motion carried without a negative vote.

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Respectfully submitted,

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Gordon Hoffmann, Zoning Administrator

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Paul A. Eilbes, Treasurer