



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
OCTOBER 31, 2018**

- 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, Joe Kufahl, Arlyn Johnson, Randy Vogel, Ray Heidtke, David Klug and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver. Paul Huettl was excused.
- C. Approval of Agenda.** Motion by C. Johnson, seconded by Bales to approve the agenda. Motion carried.
- D. Approval of Minutes.** Motion by Heidtke, seconded by Klug to approve the minutes of the September 26, 2018 Park and Planning Commission meeting. Motion carried.
- II. Public Hearing – 7:00 P.M.**
- A. Conditional Use Permit for the installation and use of an accessory energy system per Section 4.10 (D) of the Zoning Ordinance – 1035 Spring Valley Road – Edward Bublitz.** The Notice of Public Hearing on application for Conditional Use was read into the record by Gordon Hoffmann. Mr. Bublitz explained he would like to install a wood burner to save on heating costs. The wood burner would be located 60-80 feet away from his house. Neighbor Patrick Vokoun, 1008 Spring Valley Road stated he does not have any issues with the proposal by Mr. Bublitz.
- B. Close Public Hearing.** Motion by Heidtke, seconded by Steffen to close the public hearing. Motion carried without a negative vote.
- III. Business**
- A. Any Town Citizen Comment on an Agenda Item.** Natalie Schmidt, 640 Pleasant Valley Road commented on item C.
- B. Conditional Use for the installation and use of an accessory energy system per Section 4.10 (D) of the Zoning Ordinance – 1035 Spring Valley Road – Edward Bublitz – Review and action.** Conditional Use Permit J-18-006 was presented by Gordon Hoffmann. Bublitz noted he has 17 acres, no neighboring houses within 300 feet of the accessory energy system, his niece is renting the house and there are other wood burners on neighboring properties. Motion by Bales, seconded by Kufahl to approve Conditional Use Permit J-18-006 for Edward Bublitz, 1035 Spring Valley Road. Motion

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
OCTOBER 31, 2018  
PAGE 2**

carried without a negative vote.

- C. Lannon Stone Products – Quarry fly-rock incident – Preliminary follow-up – Hans Dawson – Review and recommendation.** Hans Dawson appeared on behalf of Lannon Stone Products to report on the blast event that occurred on September 25, 2018 which impacted the Harold and Natalie Schmidt property across Pleasant Valley Road. Dawson explained the incident was a serious safety issue because rock left the quarry property. The blasting contractor made a mistake which caused the flying rock, and he has been terminated. Dawson stated when the event occurred the quarry operation was shut down and all the workers went to the Schmidt property to pick rock. Dawson provided assurance the Schmidts are being made whole by the insurance company for their loss. Additionally Dawson provided a thorough review of what caused the incident in the first place, and what updates to procedures and vendor specifications need to be made to prevent any future occurrences. After questions related to work in the north section of the quarry, water supply issues for the Schmidts and blasting specifics Chairman Vogel summarized the consensus of the Park and Planning Commission by stating that the serious incident has been addressed by Lannon Stone and they are taking steps to prevent future incidents. Vogel noted it is always a benefit when the parties affected are communicating.
- D. Meng Thao – 1204 Pioneer Road – Keeping of domestic livestock and poultry greater in number per Section 3.03 (A)(9), construction of accessory structures without permits greater than 864 square feet, and removal of posted Stop Work order – Review and recommendation.** Hoffmann reported he received a complaint from neighbors about the number of animals (pheasants, chickens, roosters, sheep, etc.) on the property at 1204 Pioneer Road. Hoffmann cited zoning ordinance 3.03 for permitted uses and acreage requirements. The parcel at 1204 Pioneer Road is 2.67 acres. Hoffmann issued a notice of noncompliance, and additionally issued a stop work order when work on a new accessory structure began without building permit issuance. Meng Thao and his attorney Nolan Franti appeared and stated Thao would like to reach a resolution to bring the property into compliance. Thao is considering options which would include acquisition of additional property or renting additional property from a neighbor. Thao stated he ignored the stop order because he was attempting to build shelter for the animals prior to cold weather. After discussion it was agreed between the Park and Planning Commission members and Thao that he would get rid of the roosters (noise reduction) and the pheasants (aren't domestic), he will make arrangements for the purchase of additional acreage in order to be compliant with the number of buildings and animals, he will discontinue further construction and he will return to the next Park and Planning Commission meeting to provide an update on how he is in compliance with the Town of Jackson zoning ordinance.

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
OCTOBER 31, 2018  
PAGE 3**

- E. Jennifer Schwebach – 1985 Western Avenue – Accumulation of vehicles, parts or other unsightly debris – Review and recommendation.** Hoffmann explained he received a complaint that an auto shop was being run at the property due to the number of cars, outdoor lift, junk, tools, car parts on the property and the outside service delivery of junk vehicles to the property. Hoffmann stated when he received the second complaint there were nine vehicles at the property he issued a notice of noncompliance. Schwebach appeared and stated the property has been cleaned up and all items have been put away; Schwebach stated that an auto business is not being run at the property and that the six remaining vehicles are licensed. Chairman Vogel stressed the importance of being considerate of neighbors and stated the property must stay cleaned up.
- F. SEWRPC – Town Comprehensive Plan - Update – Review and recommendation.** Copies of the letter agreement drafted by Ben McKay of SEWRPC were distributed for the Park and Planning Commission member review. Motion by C. Johnson, seconded by Bales recommending the Town Board proceed with the agreement for SEWRPC assistance with updating the Comprehensive Plan for \$2,500. Motion carried without a negative vote. It was noted the updates to the Land Use map should show David’s Star Lutheran School, Kettle Moraine Lutheran High School and Living Word Lutheran High School as “institutional”.
- G. Zoning Administrator’s report.** Hoffmann reported Kettle Moraine Lutheran High School will be appearing at the November meeting with a proposal for a building addition.
- H. Correspondence.** Nothing additional.

**The next meeting will be held on November 28, 2018.**

- IV. Adjournment** – Motion by A. Johnson, seconded by Kufahl to adjourn. Motion carried.

Respectfully submitted,

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Gordon Hoffmann, Zoning Administrator

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Julia Oliver, Town Clerk