



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
MARCH 28, 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, Robert Hartwig, Marcy Bishop, Arlyn Johnson, Ray Heidtke, David Klug and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver.
- C. Approval of Agenda.** Motion by C. Johnson, seconded by Steffen to approve the agenda. Motion carried.
- D. Approval of Minutes.** Motion by Heidtke, seconded by Bales to approve the corrected minutes of the February 28, 2018 meeting. Motion carried.
- II. Business**
- A. Any Town Citizen Comment on an Agenda Item.** Mr. and Mrs. Luba, 4781 Maple Road commented on item D and submitted written comments and two maps for the record. Mr. and Mrs. Jens, 4823 Maple Road commented on item D and submitted written comments for the record. Dale Klum of R&K Excavating which is located on Cal Drive across CTH NN from the proposed site was allowed to comment and stated that there is also a storage facility near him and he has experienced an increase in crime. Mr. and Mrs. Witte, 2313 CTH NN commented on item D. Mr. Pagoudis, (Kearns Management) 3080 Jackson Drive commented on item B. Ms. Reedy, 2473 Fenceline Drive commented on item B. Mr. Weichsel, 2353 CTH NN commented on item D. Mr. Deck, 4851 Maple Road commented on item D.
- B. Conditional Use for the Construction of an Accessory Structure Greater than 1500 square feet in total on a Parcel Larger than 10 Acres per 4.05(N) of the Zoning Ordinance – 3080 Jackson Drive – Louis Pagoudis d/b/a Kearns Management LLC – Review and Action.** Hoffmann read Conditional Use Permit J-18-001 into the record. After discussion which included confirmation that Pagoudis will only use the accessory structure for personal use, motion by Bales, seconded by C. Johnson to approve Conditional Use Permit J-18-001 with the condition that the side walls will not exceed fourteen feet (14'). Motion carried without a negative vote.
- C. Conditional Use for the Construction of Mini Storage Facilities per 4.07(D) and 3.09(12) of the Zoning Ordinance – 4270 CTH P – Kevin Dittmar – Review and Action.** Dittmar provided a detailed presentation of his proposed plans to develop the parcel at 4270 CTH P. Hoffmann read Conditional Use Permit J-18-002 into the record. Dittmar confirmed an environmental study will be completed, and the storm water plan will be submitted to the Town Engineer. Dittmar is unsure how he incorporate the stone house on the property into his overall

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plan, and confirmed the open storage area will be fenced. Bishop requested an addition to the CUP stating human occupancy is not allowed. A. Johnson suggested adding additional trees and landscaping at the curve in the drive to buffer headlights; Dittmar was amenable to the suggestion. Motion by A. Johnson, seconded by C. Johnson to approve Conditional Use Permit J-18-002 with the additions noted. Motion carried without a negative vote.

- D. Conditional Use for the Construction of Mini Storage Facilities per 4.07 (D) and 3.09 (12) of the Zoning Ordinance – Section 5, Parcel T7 0088, CTH NN – Joseph and Tracy Horbas – Review and Action.** The Horbases provided a packet of information about their proposed business *Creekside Storage* and are requesting a Conditional Use Permit to develop the property on CTH NN for that purpose. Surveyor Donald Thoma explained the storm water ponds siting and size. The Horbases explained the proposed site plan including building materials, lighting, signage and security. The Horbases spoke to the reason for locating the business at the proposed location. Hoffmann read Conditional Use Permit J-18-003 into the record. Hoffmann explained the recent changes that WI Act 67 placed on land use and the issuance of Conditional Use Permits. Hoffmann noted he is working with the Municipal Law & Litigation Group, S.C. to make any necessary changes to the zoning ordinance and to develop decision making tools for the Park and Planning Commission members to use when they are considering requests for Conditional Use Permits. A. Johnson noted that both he and C. Johnson were on the committee that developed the Town Comprehensive Plan and that resident surveys stated the value and importance of a rural community and agriculture, both of which are key components in the Comprehensive Plan. After discussion, motion by Bales, seconded by Bishop to deny Conditional Use Permit J-18-003 because the high density use such as the construction of mini storage facilities in the proposed rural agricultural corridor does not fit the parameters of the comprehensive plan. Motion carried without a negative vote. Hoffmann is directed to have the minutes reviewed by the attorney.
- E. Preliminary Conditional Use Permit Request for Trucking and Landscaping Business – Section 3 – Tax Key 0062 – Kyle and Krystal DeRuyter.** Kyle and Krystal DeRuyter provided a written summary of information relating to their request. The DeRuyters appeared and stated they would like to purchase the property on Pleasant Valley Road with the intention of moving their business and home to the site, initially starting by building a shop and once their current property sells they would build a home. The parcel is fifteen acres and a portion will continue to be farmed and they would like to raise horses. The business operations are performed offsite; only equipment storage and maintenance, employee parking and the business office would exist at the Pleasant Valley Road location. Klug commented the land is hydric and suggested they contact Washington County about the ability to build on the site. The Park and Planning Commission members felt the concept is doable but strongly suggested they speak with neighboring property owners about their proposal before proceeding.
- F. Zoning Administrator’s Report** – Hoffmann has received a complaint about 1349 Sandy Lane relative to debris and dumping water onto the neighbor’s property. Hoffmann noted there have been previous “Notices of Noncompliance” issued to the property owner. Hoffmann will ask property owner Kenneth Klug to appear at the next meeting. Hoffmann read an email from Hans Dawson relating to a complaint about the blasting at the Lannon Stone quarry. Dawson noted the seismograph readings were within required limits but they will modify blast designs.

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G. Correspondence – Vogel reported that JAYBA (Jackson Area Youth Baseball Association) would like to make improvements to the grounds around the ball fields and if approved by the Town Board, Spring Valley will provide the materials. Vogel thanked the Town citizens for attending the meeting.

III. Adjournment – Motion by Bales, seconded by Klug to adjourn. Motion carried.

The next meeting will be held on April 25, 2018.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk