



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
JULY 30, 2019**

- I. Call meeting to order.** The meeting was called to order at 7:02 p.m. by Vice Chairman Arlyn Johnson.
- A. Official meeting notification.** The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll call.** Members present: John Bales, Marcy Bishop, Robert Hartwig, Arlyn Johnson, David Klug (arrived at 7:22 p.m.), Randy Vogel, Ray Heidtke and Richard Deming. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver. Chad Johnson was excused.
- C. Approval of agenda.** Motion by Hartwig, seconded by Bishop to approve the agenda. Motion carried.
- D. Approval of minutes.** Motion by Bales, seconded by Vogel to approve the minutes of the June 26, 2019 Park and Planning Commission meeting. Motion carried.
- II. Public Hearing – 7:00 P.M.**
- A. Clustered Residential Development in the R-1 Single Family Residential District per Section 4.06 (L) of the Zoning Ordinance – Section 24 – Dale and Rebecca Ziemer.** The Notice of Public Hearing on Application for Conditional Use Permit was read into the record by Gordon Hoffmann. Vice Chairman A. Johnson opened the hearing to the public and asked the petitioners to describe the project. Dale Ziemer explained he would like to preserve the legacy of the property so that future families can enjoy the land as his family has. Dennis Bush who is assisting the Ziemers with the project explained the planned development layout including the significant green space. Comments and questions from the public included:
- Brian Latz, 3374 Country Aire Drive – asked would the new road continue through to Wildwood, how will the topography be affected, when will he be able to see the plat plans and how his land may be affected;
- Heather Latz, 3374 Country Aire Drive – asked how many lots will be in the development and commented that she is against the development and the property being used for residential;
- Dan Plagemann, 3336 Country Aire Drive – commented he is against the development and asked if the development zoning would affect the zoning of his land;
- Mary Plagemann, 3336 Country Aire Drive - asked if the Ziemers will be able to get permission to proceed from the WI DNR due to wetlands;
- Kevin Hanson, 815 Tessla Run Terrace – asked what the hearing tonight was for, expressed concern for how drainage will be handled because the land between his lot and the proposed development is wet, and how will the addition of homes affect the current water table;
- John Schmidt, 869 Tessla Run Terrace – asked what size homes are planned, will they be comparable to the homes in the Wildwood subdivision;
- Mark Farver, 838 Tessla Run Terrace – asked the size requirements of the homes being built;

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
JULY 30, 2019  
PAGE 2**

Andy Quackenboss, 837 Tesla Run Terrace – asked if the residents will be able to see where the proposed holding pond will be placed, if they can see the aquifers reviews and he commented he would like to see symmetry between the proposed subdivision and the Wildwood subdivision;

Darrell Zietlow, 849 Tesla Run Terrace – commented he had been told by the county that the land was called conservancy and ag land, additionally he feels the 1200 square foot home minimum would devalue his property.

At this time Chairman David Klug assumed leadership of the meeting.

**III. Business**

- A. Any town citizen comment on an agenda item.** There were no comments.
- B. Conditional Use for the Clustered Residential Development in the R-1 Single Family Residential District per Section 4.06 (L) of the Zoning Ordinance – review and action.** Dennis Bush clarified the maps provided to the commission members; the large map illustrated the previous proposal, the smaller map reflected the changes requested by the commissioners at the previous meeting. Hoffmann read Conditional Use Permit J-2019-001. After commission member comments that were approving of a cluster development on the parcel but cautionary with regard to water flow and recharge, and road access to Sherman Road so close to the Hidden Glen Golf Club maintenance drive access to Sherman Road; motion by Bishop, seconded by Heidtke to approve Conditional Use Permit J-2019-001 which utilizes the concept plan 3D for Dale and Rebecca Ziemer. Motion carried without a negative vote.
- C. Subdivision Plat for Clustered Residential Development – *Olde Stone Woods* – Dale and Rebecca Ziemer, Sherman Road – review and action.** Motion by Bales, seconded by Deming to conceptually approve the 10 lot plat titled “Concept 3D” for Dale and Rebecca Ziemer. Motion carried without a negative vote. It was noted a final plat review will be required.
- D. Developers Agreement – *Olde Stone Woods* – Dale and Rebecca Ziemer – review and action.** The Ziemers were asked to speak with the golf course regarding the close proximity of the two driveways (Hidden Glen’s and *Olde Stone Woods*) to see if a solution can be added to the developers agreement. Commission members asked for additional time to review the lengthy document prior to taking action. Motion by Vogel, seconded by A. Johnson to table item D, Developers Agreement for *Olde Stone Woods* until next month. Motion carried without a negative vote.
- E. Certified Survey Map – Pat Seidensticker – 721 CTH NN – review and action.** Hoffmann reported he has not received the revised map so the commission is unable to take action at this meeting.
- F. Jackson Area Youth Baseball Association – use of the Town Hall Park**
1. Evaluate Charging JAYBA for repairs to pavilion equipment during use
  2. User fees for field and pavilion use
- JAYBA representatives did not appear to participate in the discussion.

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
JULY 30, 2019  
PAGE 3**

**G. Zoning Administrator's report.** Hoffmann invited Joshua Kerslake to attend the meeting due to an issue they are facing pertaining to the sale of their property at 3645 Division Road. Kerslake reported he has an offer to purchase the duplex he has for sale at 3645 Division Road, and he has confirmed with Town Assessor Grota that the property has been assessed as a duplex since 1999, however since the property is located on land zoned A-1 it is nonconforming. After discussion the commission asked Hoffmann to review the zoning code to see if there is a way to assist Kerslake with the nonconformance issue.

Hoffmann also reported the granddaughter of Dorothy Rusch would like to purchase less than five acres of land from her grandmother to build a house. The land is zoned A-1 with a minimum lot size of five acres so the code would need to be changed in order for the sale to occur. It was the consensus of the commission members that it would not be a good idea to change the zoning code to reduce the minimum lot size for "family" purchases.

**H. Correspondence.** There was no correspondence.

**The next meeting will be held on August 28, 2019.**

**IV. Adjournment.** Motion by Bales, seconded by Hartwig to adjourn. Motion carried.

Respectfully submitted,

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Gordon Hoffmann, Zoning Administrator

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Julia Oliver, Town Clerk