



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING**  
**June 29, 2022**

**Call meeting to order, Pledge of Allegiance and confirmation of meeting notice.** – The meeting was called to order at 7:00pm by Chairman Dave Klug. The pledge of allegiance was recited, and Clerk Bob Eichner confirmed proper notice of the meeting

**Roll Call** – Member present: Chairman David Klug, Vice-Chairman Arlyn Johnson, John Bales, Chad Johnson, Joe Kufahl, Bob Traska, Steve Fischer, and Andy Jones were present. Also present were Attorney Tim Andringa, Town Engineer Matt Clementi, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.

**Approval of the agenda** – Motion by Fischer, seconded by Bales, to approve the agenda as presented. Motion carried, 8-0.

**Any Town Resident to comment on any agenda item** – No Comments from residents

**Approval of the minutes of the May 25, 2022 Meeting** – Motion by C. Johnson, seconded by Fischer, to approve the minutes of the May 25, 2022 Parks and Planning meeting. Motion carried, 8-0.

Member Richard Deming arrived at 7:04

**Chad & Jenny Semrow – 2666 Cedar Creek Road – T7-0150-00A - Proposed outdoor wood burning stove – Conditional Use** – Motion by Bales, second by Kufahl, to set the Public Hearing for the Conditional Use Permit for the July 27, 2022 Parks & Planning Commission meeting. Motion carried 9-0

**Robert & Rachel Roesler / Brady Kennelly, Wolf River Electric – 1488 Spring Valley Road – T7-0879-00A – Proposed ground mounted solar panel array – Conditional Use** Motion by C. Johnson, second by Fischer, to set the Public Hearing for the Conditional Use Permit for the July 27, 2022 Parks & Planning Commission meeting. Motion carried 9-0

**Ted Weller, Pleasant Valley Tennis & Fitness – 2754 Pleasant Valley Road – T7-0124-00D – Concept Site Plan to construct two additional buildings per Section 3.09(A)(13) and (G) - B-2 Zoning** – Mr. Weller was not present. Administrator Micech presented a conceptual plan for the construction of two additional buildings at Pleasant Valley Tennis Club to house indoor pickle-ball courts. The septic field will have to be relocated and the new building height will be limited to thirty-five feet. Commission consensus was to tell Mr. Weller to proceed with the project. No further action taken.

**Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075, 0076 – Concept Plan for Windmill Trace a R-1 Cluster Single Family Subdivision.** – Mr. Matuszczak presented revised conceptual plan. Comments: The Emergency Access road will be paved and will access Maple Road on Mr. Matuszczak Property. The location of the south terminus of Grainery Drive should be reconsidered as it appears that there is an electrical tower on the property to the south at the existing terminus location. Matuszczak request clarification on the cul-de-sac standard to be used. Engineer Clementi will follow-up. Matuszczak proposed placing a model farm windmill and school bus warming shed in the



subdivision entrance island. Citing potential safety concerns the commission recommended placing these features on the outlot adjacent to the entrance road. No further action was taken.

**Meng Thao – 1204 Pioneer Road - T7-0924-00A, T7-0924-00Z & T7-00925-00Z – Final Certified Survey Map for a land division – A-1 Zoning.** Motion by A. Johnson, second by C. Johnson, to recommend approval of the proposed CSM to the Town Board, contingent on completion of a developer’s agreement for the disposition of the existing sheds on the new lot 1. Motion carried 9-0.

**Benjamin Ditton, Schreiber Foods – 807 Pleasant Valley Road – T7-0312-00A – Zoning Permit & Site Plan Review for installation of two Chiller Units and a HVAC Unit (RMAU) on the north side of the building per Section 3.10(A)(87) and (G)(1)– M-1 Zoning.** Motion by C. Johnson, second by Jones to approve the location of the Chiller Units and HVAC Unit surrounded by an eight-foot-high chain link fence with privacy slats. Motion carried 9-0.

**Garek Holley, McMahon Associates / Dave Call, Schreiber Foods – 807 Pleasant Valley Road – T7- 0312-00A – Zoning Permit and Site Plan Review for an additional wastewater treatment tank on west side of the building per Section 3.10(A)(87) and (G)(1)– M-1 Zoning.** Motion by C. Johnson, second by Deming to approve the site plan for the additional wastewater treatment tank subject to the erosion control letter from Stantec, dated June 9, 2022. Motion carried 9-0.

**Glenn Erickson – 869 County Road NN – T7-0007-00B – Concept site plan for storage condominiums for light manufacturing, shipping & receiving, warehouse storage and small business per Section 3.10(A)(1) through (87) and (G)(1)– M-1 Zoning.** Mr. Erickson presented a concept to construct up to twenty business condominiums for Enterprise and/or Start-up businesses. The existing barn on the site will be removed. This is a three-phase project over 6-7 years. The barn will be removed, existing warehouses on-site remodeled, and the additional new units constructed. Atty. Andringa reminded all that all owner/occupants businesses must comply with the M-1 zoning. Commission Consensus was for the project to proceed. No further action was taken.

**Carl Scholz, The Country Aire Project, LLC. – Conceptual Subdivision Layouts for Scheunemann Farms consisting of T7-0315-00A, 0315-00B, 0315-00C, T7-0315-00Z and T7-0316-00Y – A-1 Zoning.** Mr. Scholz presented two new concepts for the subdivision to mitigate the need for a bypass lane on CTH M if Phase 2 of the current subdivision is to be constructed. The first alternate is to change the current Plat to four, ten acre lots using the existing cul-de-sac. The second alternate is to keep the eight lots with four lots being served by the phase one cul-de-sac and four lots served by a second cul-de-sac accessing CTH M. further south. Because each road accesses four lots, the by-pass on CTH M is not required by the County. The commission favored the second alternative as smaller lots are generally better maintained. The commission will consider either Plat. No further action was taken.

**Discussion regarding Section 4.10(B) Solar Energy Conversion Systems – Conditional Use Requirements for Solar Panel Systems.** Administrator Micech asked for input on solar energy systems permitting procedure. Micech proposed that solar arrays mounted on a structure can be administered through the building permit process. Detached, ground systems are to be considered accessory structures and will be administered through the Conditional Use permit process. This may require an ordinance amendment. The Commission concurred. No further action was taken.



**Zoning Administrator's Report** – Administrator Micech reported that the Lodwick inspection lawsuit is winding down. On June 9<sup>th</sup>, the inspection of the garage was completed with no violations noted. A pretrial hearing will be held on July 11, 2022. The only outstanding violation is on berm Mr. Lodwick constructed. Micech has also been dealing with a 'squatter in the old blacksmith shop on Western Ave.

**Correspondence and announcements** – The damaged 3-phase meter for town hall has been repaired. C. Johnson will not be at the July Parks and Planning Commission meeting.

**Adjournment of Parks and Planning Commission** – Motion by Bales, seconded by Kufahl to adjourn at 9:15pm. Motion Carried, 9-0

Respectfully submitted,

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Jim Micech, Zoning Administrator

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Bob Eichner, Town Clerk

Approved: