



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
July 27, 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, Joe Kufahl, Bob Traska, and Andy Jones were present. Members Chad Johnson and Steve Fischer were excused Also present were Town Engineer Matt Clementi, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.

**Approval of the Agenda** – Motion by Bales, seconded by Kufahl, to approve the agenda as presented. Motion carried, 7-0.

**Approval of the minutes of the June 29, 2022 Meeting** – Motion by Traska, seconded by Deming, to approve the minutes of the June 29, 2022 Parks and Planning meeting. Motion carried, 7-0.

**Any Town Resident to comment on any agenda item** – Natalie Schmidt, 640 Pleasant Valley Road, commented that she has property adjacent to the County Aire Development. She hoped the Commission would request from the developer, plans for the remainder of the property south of the current development. She also asked if stormwater retention is required for the current development.

No other comments.

**Parks and Planning Commission – Public Hearing - Chad & Jenny Semrow – 2666 Cedar Creek Road – T7-0150-00A - Conditional Use Permit Request for installation of an exterior wood boiler/burner in the rear yard.** – Motion by Bales, second by Jones, to open the Public Hearing. Motion carried 7-0. There were no public comments. Motion by Traska, second by Deming to close the public hearing. Motion carried 7-0.

**Chad & Jenny Semrow – 2666 Cedar Creek Road – T7-0150-00A - Conditional Use Permit Request for installation of an exterior wood boiler/burner in the rear yard.** Motion by Jones, second by Traska, to approve the Conditional Use Permit. Motion carried 7-0.

**Parks and Planning Commission – Public Hearing - Robert & Rachel Roesler / Brady Kennelly, Wolf River Electric – 1488 Spring Valley Road – T7-0879-00A – Conditional Use Permit Request for installation of a ground mounted solar panel array in the side yard area.** Motion by Jones, second by Bales, to open the Public Hearing. Motion carried 7-0. There were no public comments. Motion by Jones, second by Deming to close the Public Hearing. Motion carried 7-0.

**Robert & Rachel Roesler / Brady Kennelly, Wolf River Electric – 1488 Spring Valley Road – T7-0879-00A – Conditional Use Permit Request for installation of a ground mounted solar panel array in the side yard area.** Ms. Roesler stated that the array has been approved by WE Energies. Motion by Jones, second by Bales, to approve the Conditional Use Permit. Motion carried 7-0

**Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075 & 0076 – Concept Plan for Windmill Trace a R-1 Cluster Single Family Subdivision.** – Mr. Matuszczak stated that the south segment of Grainery Road was removed due the conflict with the electric power tower. The commissioners present were split on the need for the road segment. The commission also

concurring that the emergency access road should be paved and plowed in the winter for year-round access. Motion by Kufahl, second by Bales, to approve the conceptual lots for soil borings, except lots 41, 42, and 43 for possible relocation of Grainery Road and extension to the south line of the development, and that the Emergency Access road be paved and maintained for year-round access. Motion carried. 6-1; A. Johnson, Nay.

**Brian A. & Kevin J. Kazmierczk – 3030 Church Road – T7-0683 – request to Amend the 2050 Comprehensive Town Plan Map to allow a future land division to section off the existing single-family residence from the main parcel and to change the A-1 Zoning to R-1 at the house parcel only. Review proposed draft resolution.** The draft resolution to amend the Comprehensive Plan to be voted on at the August 31, 2022 meeting. No further action was taken.

**Brian A. & Kevin J. Kazmierczk – 3030 Church Road – T7-0683 – request to rezone a portion of the existing property to allow a future land division to section off the existing single-family residence from the main parcel. This rezone will change the A-1 Zoning to R-1 at the house parcel only.** The draft support memorandum for the zoning change was presented. This will be voted on at the August 31, 2022 meeting. 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 a new CSM for the project showing 4 10-acre lots to replace the original Phase one CSM previously approved. Mr. Scholz stated that the remainder of the original farm, approximately forty acres, will remain as is with the original farm structures. The proposal is to use proceeds from the CSM lot sales to refurbish the original farm buildings. Motion by A. Johnson, second by Bales, to recommend the CSM for approval by the Town Board, contingent upon proper vacation of the original CSM, per Attorney Andringa's recommendations. Motion carried 7-0

**Matt Clementi, Town Engineer, Stantec - Mequon – Town of Jackson Cul-de-Sac Design Standards.** Engineer Clementi presented drafts of possible design standards for Town road cul-de-sacs. The preferred design of the Commission was a teardrop shaped cul-de-sac with a 79' radius minimum with an island for permanent cul-de-sacs. For roads requiring a temporary cul-de-sac, the cul-de-sac shall be a fully paved 66' radius. No further action taken.

**Zoning Administrator's Report** – Administrator Micech reported that, effective July 22, 2022, Micech is delegated to review plans for, and inspect construction of, residential construction and commercial construction up to 100,000 square feet.

**Correspondence and announcements** – no report.

**Adjournment of Parks and Planning Commission** – Motion by Bales, seconded by Kufahl to adjourn at 9:03pm. Motion Carried, 7-0

Respectfully submitted,

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Jim Micech, Zoning Administrator

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Robert M. Eichner, Town Clerk

Approved: August 31, 2022