



MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
January 25, 2023

1. **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.
2. **Roll Call** – Member present: Chairman David Klug, Vice-Chairman Arlyn Johnson, John Bales, Chad Johnson, Bob Traska, Steve Fischer, Joe Kufahl, and Andy Jones were present. Rich Deming was excused. Also present were Town Engineer Matt Clementi, Town attorney Tim Andringa, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.
3. **Approval of the Agenda** – Motion by Bales, seconded by Jones, to approve the agenda as presented. Motion carried, 8-0.
4. **Approval of the minutes of the November Meeting** – Motion by Traska, seconded by Deming, to approve the minutes of the November 30, 2022 Parks and Planning meeting. Motion carried, 8-0.
5. **Any Town Resident to comment on any agenda item** – No comments.
6. **Lee Schowalter – 2660 County Highway P – T7-0799-00Z – Concept Review for future land division to create a 10.1-acre parcel. Discussion only.** Mr. Schowalter presented a concept for splitting 10 acres off of the subject property. After discussion the consensus was to allow Mr. Schowalter to proceed with a CSM for the division including soil borings. No further action was taken.
7. **Pleasant Valley Tennis Club – Ted Weller - 2754 Pleasant Valley Road – T7-0124-00D – Concept review request for a proposed athletic sports dome to be installed 12 months/year at 3 existing tennis courts in front yard. Discussion only.** Mr. Weller presented a concept plan to erect an inflatable roof dome facility. There is an expired CUP for an earlier dome structure, and the foundations remain. Mr. Weller would like to reopen the expired CUP. After discussion, the Commission’s consensus was for Mr. Weller to proceed. No further action was taken.
8. **Melissa Gindt & Corey Loosen – Request to Amend the 2050 Town Plan Map from M-1 to A-1 – T7-0088-00A. Discussion only.** The owners purchased the property from the Witte family. The parcel was divided by a single lot CSM in 2020. However, the zoning of M-1 was not changed at that time. The owners are requesting the comprehensive plan and zoning map be amended to Agricultural use and zoning. The commission suggested contacting the Witte family about changing the remaining property zoned M-1 to A-1. This is the first appearance before the commission and is for discussion only. No action taken.
9. **Melissa Gindt & Corey Loosen – Request to rezone T7-0088-00A from M-1 to A-1. Discussion only.** The owners purchased the property from the Witte family. The parcel was divided by a single lot CSM in 2020. However, the zoning of M-1 was not changed at that time. The owners are requesting the comprehensive plan and zoning map be amended to Agricultural use and zoning. The commission suggested contacting the Witte family about changing the remaining property zoned M-1 to A-1. This is the first appearance before the commission and is for discussion only. No action taken.

10. **Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075 & 0076 – Preliminary Plat Review for Windmill Trace a R-1 Cluster Single Family Subdivision. Discussion and possible action.** Engineer Clementi discussed his review of the preliminary plat. The main concern is a seasonal groundwater elevation about 2 feet below the existing grade. There are other issues which prevent any consideration of preliminary map at this time. During the discussion it was pointed out that the November 30, 2022 minutes for this Item are in error. There should be no specific dates listed. Motion by A. Johnson, seconded by Kufahl to reconsider Agenda Item 4, **approval of the November 30, 2022 minutes.** Motion carried 8-0. Motion by A. Johnson, seconded by Jones to amend the minutes of the November 30th meeting under the **Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075 & 0076 – Preliminary Plat Review for Windmill Trace a R-1 Cluster Single Family Subdivision,** to replace the motion with “*extend the review limit for the Park & Plan Commission and the review limit for the Town Board by 45 days each*”. Motion carried 8-0. No further action was taken.
11. **Zoning Administrator’s Report** – The commission may be considering a land division for Lamm Gardens soon. However, there are a number of issues that to be addressed first.
12. **Correspondence and announcements** – no report.
13. **Adjournment of Parks and Planning Commission** – Motion by Bales, seconded by Jones, to adjourn at 8:11pm. Motion Carried, 8-0

Respectfully submitted,

Jim Micech, Zoning Administrator

Robert M. Eichner, Town Clerk

Approved: 3-1-2023