



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
JULY 28, 2021**

1. **On-site tour of quarry. Tour starts at 6:00 PM at Lannon Stone Products, 675 Pleasant Valley Road. Committee members to meet at site.** The Park and Planning Commission members met at the Lannon Stone Products site and the on-site tour was conducted. Others present for the tour were Lannon Stone representatives Hans Dawson and Paul Minneti, Payne & Dolan representatives Bryanna Bucholtz, Jeffrey Bond, Jon Gierra and Clint Weninger, and Hoffman Construction representative Phillip Gabrielle.
2. **Return to Town Hall.**
3. **Call meeting to order, Pledge of Allegiance, and confirmation of meeting notice** – The meeting was called to order at 7:00 PM by Chairman Dave Klug. The Pledge of Allegiance was recited, and Clerk Julia Oliver confirmed the meeting notice.
4. **Roll call.** Members present: Chairman David Klug, John Bales, David Behringer, Arlyn Johnson, Robert Hartwig, Randy Vogel and Richard Deming were present. Chad Johnson and Marcy Bishop were excused. Also present were Town Attorney Tim Andringa, Town Engineer Matt Clementi, Zoning Administrator Jim Micech, and Clerk Julia Oliver.
5. **Approval of agenda** – Motion by Vogel, seconded by Deming to approve the agenda. Motion carried.
6. **Any Town resident to comment on any agenda item.** There were no comments.
7. **Approval of the minutes of the June 30, 2021 Special Joint Park and Planning Commission and Town Board meeting.** Motion by Bales, seconded by Vogel to approve the corrected minutes of the June 20, 2021 Special Joint Park and Planning Commission and Town Board meeting. Motion carried.
8. **Public Hearing – 7:00 PM.** The public hearing notice was read into the record by Zoning Administrator Jim Micech.
  - A. **Open Public Hearing – Jeremy Prochnow, homeowner/Alec Hartsuiker, C&C Courts, Inc. – 3053 Crosswind Trail – Conditional Use – Installation of a sports court in the rear residential yard.** Chairman Klug opened the public hearing. Prochnow and Hartsuiker appeared and stated there are no changes to their original request and they will adhere to the K-values specified by the Park and Planning Commission. S. Korneli, 3063 Crosswind Trail requested to see the planned layout of the court on the lot. Prochnow stated he has agreed to pivot the court away from the neighbors (Korneli's) bedroom window and will add screening of eight 6' arborvitae.

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- B. Close Public hearing – Jeremy Prochnow, homeowner/Alec Hartsuiker, C&C Courts, Inc. – 3053 Crosswind Trail – Conditional Use – Installation of a sports court in the rear residential yard.** Motion by Bales, seconded by Hartwig to close the public hearing. Motion carried without a negative vote.

Motion by A. Johnson, seconded by Bales to amend the agenda to add Conditional Use Permit for Jeremy Prochnow, for the installation of a sports court in the rear residential yard as an action item. Motion carried without a negative vote. Motion by A. Johnson, seconded by Vogel to approve the Conditional Use Permit for Jeremy Prochnow 3053 Crosswind Trail, Town of Jackson with the following modifications: 1. Item 3(c) should specify a pole height of 19 feet, 2. Addition of an item 3(f) stating that eight 6-foot arborvitae will be installed on the northwest lot lone for screening. Motion carried without a negative vote.

- 9. Sarah King/Quam Engineering – T7 0138-00E – CSM to Split Lot 1 into four (4) residential lots (R-1 zoning) – Discussion and possible action to recommend approval of the CSM to the Town Board.** King and Evan Nickodem representing Quam Engineering appeared. Town Engineer Clementi referred the commission members to the bullet points in his letter dated July 27, 2021. The bullet points address the existing silo in the road right-of-way, the 12% road grade, the existing residence that does not meet setback requirements, the stormwater design and the entrance location. Clementi noted that he is not recommending approval at this time but that all items noted in his letter are surmountable. Discussion included extending the cul-de-sac to reduce the slope and moving the entrance to address the sight line and set back issues. Motion by A. Johnson, seconded by Deming to table agenda items 9 and 10 until the August meeting. Motion carried without a negative vote.
- 10. Sarah King/Quam Engineering – T7 0138-00E – Storm Water Plan, Master Grading Plan & Road layout/construction – review and comments by Town Engineer. Discussion and possible action to recommend approval to the Town Board.** Agenda item 10 included in the motion in agenda item 9.
- 11. Lannon Stone Products – Conditional Use Review and Renewal – Discussion and possible action.** Micech stated the review is for the Conditional Use Permit for 2022-2023, and that there have been no changes to the reclamation plan since 2020. Hans Dawson representing Lannon Stone Products appeared and provided an explanation on the changes within the CUP that had previously been listed in item 6 but now are addressed by adding the requirement for compliance with Chapter SPS 307 of the Wisconsin Administrative Code. Additionally the Letter of Credit was increased to \$105,000. Motion by Bales, seconded by Vogel to approve the Conditional Use Permit for 2022-2023 for Lannon Stone Products, Inc. Motion carried without a negative vote.

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- 12. Payne & Dolan – Request to operate 24/7 at the Lannon Stone Products quarry for the period of mid-August thru November 15, 2021 for the I-43 highway project – 40 nights requested to haul stone and 20 nights to haul asphalt; 10-15 trucks estimated in operation – Discussion and possible action.** Representatives from Hoffman Construction, Payne & Dolan and Lannon Stone Products appeared and explained each of their parts in the request for the additional operation hours. The commission strongly recommended that notice be provided to neighboring properties. After discussion which included a brief review of the current Conditional Use Permits for Lannon Stone and Payne & Dolan, motion by A. Johnson, seconded by Vogel to approve the request from Lannon Stone Products for additional hours to haul stone specifically for the I-43 project, six days a week, Sunday thru Friday during twelve-hour shifts starting at 8:00 PM for the period of August 15, 2021 through November 15, 2021. Motion carried without a negative vote. Motion by A. Johnson, seconded by Bales to approve the request from Payne & Dolan for additional hours to operate the asphalt plant and haul asphalt specifically for the I-43 project, six days a week, Sunday thru Friday during twelve-hour shifts starting at 8:00 PM for the period of August 15, 2021 through November 15, 2021. Motion carried without a negative vote.
- 13. Town of Jackson Planning Committee – Nominate two Parks and Planning Commission members to the committee consisting of two Parks and Planning Commission members and two Town Board members to review the use(s) of the building and grounds.** Micech explained the town board is establishing a committee to consider interior and exterior alternations to the town hall facility (building and grounds) and to consider/plan for future uses, specifically noting the request from JAYBA for expanded park use. Motion by Vogel, seconded by Hartwig to nominate Bales as an appointee from the Parks and Planning Commission to the Town of Jackson Planning Committee. Motion carried without a negative vote. Motion by Vogel, seconded by Behringer to nominate A. Johnson as an appointee from the Parks and Planning Commission to the Town of Jackson Planning Committee. Motion carried without a negative vote.
- 14. Zoning Administrator’s Report.** Micech reported he has a new complaint about a property on Jackson Drive that has over 250 chickens on 7 acres, and the chicken waste is going into the creek, as well as chicken wire has been installed across the creek; Micech noted he will need to contact the Department of Natural Resources. Chairman Hartwig expounded on a complaint he received about a “cat problem” in the Town of Jackson. Micech stated slow progress is being made on the clean-up of the Schulenberg property and he will have a follow-up visit on August 9<sup>th</sup>.
- 15. Correspondence and announcements.** The next meeting will be held on August 25, 2021.
- 16. Adjournment.** Motion by Bales, seconded by Hartwig to adjourn. Motion carried. The meeting was adjourned.

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Respectfully submitted,

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Jim Micech, Zoning Administrator

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Julia Oliver, Town Clerk