Minutes of the April 8, 2025
Plan Committee Meeting

Plan Committee Members Present:	Jim Rowe, Laura Payne, Tom Hensel, Brad Koenig
Staff Present:	Deputy Clerk Laura Lowrey
Public:	Todd Touton, Robin Touton, Dave Drews, Joan Dams, Jake Remington, Deann Schneider, Roxane Schiller, Richard Nelson, Lisa Anderson, Carrie Kramer, Joy Graffin, Monica Gerner and Brandon Zieglemeier.

Call meeting to order– Rowe called the Plan Committee meeting to order at 7:00 PM. Joe Pleshek had given prior notice of absence.

Verification of notice – Deputy Clerk/Treasurer Lowrey confirmed that the amended meeting agenda was properly noticed on the website and at the 3 physical posting locations before the 24-hour limit.

Approval of Prior meeting minutes:

February 4, 2025 – Payne moved to approve the minutes from the February 4, 2025, meeting as written. Koenig seconded. All present committee members voted Aye; motion carried.

March 4, 2025 – Payne moved to approve the minutes from the March 4, 2025, meeting as written. Hensel seconded. All present committee members voted Aye; motion carried.

1. Discussion and possible action on request by Brandon Zieglemeier to rezone 2.0 acres from A-1 to A-2 with a conditional use to allow for landscape and snowplow business and to store business equipment and materials at W8396 Perry Road in the Town of Oakland, parcel 022-0613-1031-002.

   Brandon Zieglemeier and his lawyer, James Remington (Husch Blackwell), spoke about the document they provided, listing the proposed conditions that they are asking the Town Planning Committee to approve. They addressed the questions that the Town Planning Committee had. They provided a list of neighbors in support of the rezone and conditional use and a Town resident also spoke in support of the request.

   Payne moved to approve the request by Brandon Zieglemeier to rezone 2.0 acres from A-1 to A-2 with a conditional use to allow for landscape and snowplow business and to store business equipment and materials at W8396 Perry Road in the Town of Oakland, parcel 022-0613-1031-002 contingent on the conditions that Husch Blackwell provided and those that were discussed by the Planning Commission at the April 8, 2025 meeting. Koenig seconded. All present committee members voted Aye, motion carried.

2. Discussion and possible action on the preliminary plat for the Preserve at Oakland, formally the Oakland Hills housing development.

Deann Schneider, Didion's representative, gave a presentation on the preliminary plat for the Preserve at Oakland. She addressed the questions that the Town Planning Committee had. Michael Van Kleunen, the Town of Oakland's lawyer, explained that each phase of the development would have to follow the same process: go before the Planning Committee, then the Town Board and then finally Jefferson County. Each step is contingent on any changes in the development documents.

Payne moved to approve the preliminary plat for the Preserve at Oakland subject to Jefferson County Preliminary Plat Plan approval, Strand Engineering and Grading Plan Review response letter approval, Donation of land to the LMRD, and the Execution of the Town Developer and Town Stormwater Maintenance Agreement . Koenig seconded. All present committee members voted Aye, motion carried.

Next Plan Committee meeting date: May 6, 2025.

Adjournment – Hensel moved to adjourn this meeting at 8:07 PM, Koenig seconded. All present committee members voted Aye, motion carried.

Written and submitted by
Laura Lowrey
Deputy Clerk/Treasurer