

MINUTES

PLAN COMMISSION MEETING

Thursday, September 21, 2023 at 7:00 PM

Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

Meeting called to order at 7:00 PM by Tr. Emmrich.

Members Present: Tr. Emmrich, Ryan Ganshow, Jon Molkentin and Dan Reik.

Members Excused: Pres. Heckendorf, Tr. Kruepke, and Doug Wilcox.

Members Absent: None

Staff Present: Building Inspector Collin Johnson, and Clerk Anastasia Gonstead.

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of July 20, 2023

There was an error in the agenda, the minutes for approval were not from the July 20, 2023 meeting. The motion to approve the minutes for the Plan Commission meeting of August 17, 2023 was made by J. Molkentin and seconded by D. Reik.

Vote: 4 ayes, 0 nays. Motion motion carries.

3. Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert

Motion to recommend the Village Board approve the Conditional Use Permit for 3247 Sherman Parc Circle, and if approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time as one of the current dogs passes away or no longer resides at the property.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Permit may be subjected to additional regulation and/or potential revocation by the Village.

Motion was made by D. Reik and seconded by Tr. Emmrich.

Vote: 4 ayes, 0 nays. Motion motion carries.

4. Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson

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Building Inspector Johnson provided the background, as provided in the agenda packet.

The motion to recommend the Village Board approve Ordinance #23-14: Amending the Zoning for Parcel V3_046500C9994 from Planned Unit Development (PUD) to R-6 Two-Family Residential District and to amend the zoning map accordingly was made by D. Reik and seconded by J. Molkentin.

Vote: 4 ayes, 0 nays. Motion carries.

5. Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones

Discussion commenced between the Commission members and Building Inspector Johnson regarding the background on this matter.

Motion to recommend the Village Board approve the Conditional Request allowing for the expansion of vehicle storage for Auto Thirst, LLC to include the rear, main level garage/warehouse area at N168W20069 Main Street, and if approved, it shall be subject to the following conditions:

1. Vehicle repair work of any kind is prohibited anywhere onsite; and
2. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer; and
3. A 2-hour firewall shall be constructed to separate the parking garage area from the adjacent tenant spaces, in accordance with applicable code requirements; and
4. A mechanical ventilation system shall be installed in the garage/warehouse area, in accordance with applicable code requirements; and
5. Occupancy shall not occur until all building code requirements have been satisfied and approved.
6. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Permit may be subjected to additional regulation and/or potential revocation by the Village.

Motion was made by J. Molkentin and seconded by R. Ganshow.

Vote: 4 ayes, 0 nays. Motion carries.

6. Village Code, Chapter 6-54, "Maximum Number of Cats and Dogs Allowed Per Residence" - Discussion Only

Building Inspector Johnson provided the background regarding this matter. Discussion on possible options, including placing a ceiling on the number of animals if the number is raised and pet fancier license, as well as potential issues with kennel licensing in residential areas.

General direction for Village staff to pursue further information on a structure wherein they allow so many animals, with a cap on a particular type, ie: the example of Hartford with a cap of four animals allowed total with a maximum of three dogs or three cats, as well as additional information regarding the fancier license.

No formal action taken.

7. Citizens to address the Plan Commission

None.

8. Adjourn

Motion to adjourn made by J. Molekentin, second by Tr. Emmrich.

Vote: 4 ayes, 0 nays. Motion carries. Meeting adjourned at 7:27PM.

Respectfully submitted,
Anastasia Gonstead
Village Clerk