

**APPROVED MINUTES
SPECIAL PLAN COMMISSION MEETING
Thursday, November 18, 2021 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members Present: Tr. Emmrich, Tr. Kruepke, Sarah Mleziva, Dan Reik, Jon Molkentin and Jon Weil

Village Board Members Present: Tr. Engelhardt, Tr. Heckendorf, and Tr. Matter

Staff Present: Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober and Fire Chief Aaron Swaney

Also Present: Barry Rogers, Taylor Cherry, Harland Doland and Mike Vorwerk of Sysco Corporation

2. Concept Plan – Sysco Corporation – W223 N16501 Cedar Parkway (1 Sysco Drive) – Discussion Only

A presentation was made by Barry Rogers and Taylor Cherry. The following topics were discussed:

- Existing facility use, traffic flow, and truck staging.
- New facility footprint and truck staging at the north end of the property.
- Phased building expansion.
- Relocation of the fleet service facility to the south lot, an area to include additional staging as well.
- Bringing the southerly lot into the Village is the preference of Sysco so the two (2) properties can be combined, and the road could be vacated to allow for safer crossing of trucks and employees.
- Building height, rooftop sloping for drainage, and rooftop units for cold air distribution.
- Proximity of the northeast corner of the facility and road setback accommodation.
- Façade of eastern wall of facility is limited with options, for material warranties and limited ability to place windows.
- A "Sysco" sign shall be mounted to the eastern wall.
- 60' - 70' blue downspouts will serve as accents to the façade of the building.
- Right of way vacation was stated to be predominately a safety concern for employees and neighbors.

Following the presentation, comments and questions included:

- Closure of Cedar Parkway and access to emergency services vehicles.
- Potential increase in traffic was unknown at this point.
- Proximity to the residents to the east were of concern.
- Number of additional jobs brought to the facility were discussed.

- Slopes on the cold storage was clarified and will be sloped to the east.
- Increased valuation of the facility with approximately \$50 million in improved value.
- Site drainage with increased impervious surfacing was a concern.
- Further consideration of adjusting the setback to increase distance from the right of way to the eastern side of the property was requested.
- Hours of vehicle maintenance services was a concern, a berm to buffer between the Sysco site and other existing homes was recommended.
- Interest in scheduled closings of the road was a requested consideration in lieu of terminating the road from the east and west.
- Capacity was questioned for sanitary services.

3. Adjourn

Motion by Trustee Kruepke, second by Trustee Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk